

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Kalamunda Court Harkness VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$639,000

&

\$669,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,750

Property type

House

Suburb

Harkness

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 Mint Boulevard Harkness VIC 3337	\$618,000	11-Mar-21
54 Panorama Drive Harkness VIC 3337	\$672,000	20-Aug-21
16 Claret Ash Boulevard Harkness VIC 3337	\$660,000	15-Jun-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 31 August 2021



**4 Mint Boulevard Harkness VIC 3337**

 4  2  2

Sold Price **\$618,000** Sold Date **11-Mar-21**

Distance **0.11km**



**54 Panorama Drive Harkness VIC 3337**

 4  2  3

Sold Price <sup>RS</sup> **\$672,000** Sold Date **20-Aug-21**

Distance **0.54km**



**16 Claret Ash Boulevard Harkness VIC 3337**

 2  3  2

Sold Price **\$660,000** Sold Date **15-Jun-21**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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