

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

2/10 REIDY RISE HARKNESS VIC 3337

Indicative selling price

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

Single Price

or range
between

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Harkness

Period-from

01 Jul 2024

to

30 Jun 2025

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

8 KARINYA WAY HARKNESS VIC 3337	\$450,000	04-Feb-25
1 WREN PLACE MELTON VIC 3337	\$465,000	08-Feb-25
17 HERBAL AVENUE KURUNJANG VIC 3337	\$440,000	29-Jan-25

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: 18 July 2025

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8 KARINYA WAY HARKNESS VIC 3337

Sold Price **\$450,000** Sold Date **04-Feb-25**

 3  2  1

Distance **1.4km**

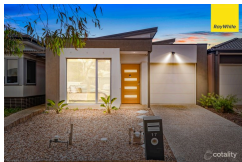


1 WREN PLACE MELTON VIC 3337

Sold Price **\$465,000** Sold Date **08-Feb-25**

 3  2  1

Distance **1.44km**



17 HERBAL AVENUE KURUNJANG VIC 3337

Sold Price **\$440,000** Sold Date **29-Jan-25**

 3  1  1

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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