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	3/7 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	$450,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$426,250	Property type	Unit	Suburb	Harkness
Period-from	01 Jun 2024	to	31 May 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
2/7 REIDY RISE HARKNESS VIC 3337	$468,000	22-Aug-24
2/13 REIDY RISE HARKNESS VIC 3337	$467,000	25-Mar-25
1/29 MINT BOULEVARD HARKNESS VIC 3337	$455,000	07-Oct-24

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: 20 June 2025

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2/7 REIDY RISE HARKNESS VIC 3337

3 2 -

Sold Price **$468,000** Sold Date **22-Aug-24**

Distance **0km**



2/13 REIDY RISE HARKNESS VIC 3337

3 2 -

Sold Price **$467,000** Sold Date **25-Mar-25**

Distance **0.08km**



1/29 MINT BOULEVARD HARKNESS VIC 3337

3 1 1

Sold Price **$455,000** Sold Date **07-Oct-24**

Distance **0.59km**

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

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