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 MINT BOULEVARD 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	House	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
3 FLEMINGS AVENUE HARKNESS VIC 3337	$610,000	26-Apr-25
6 SOUTHDEAN MELTON WEST VIC 3337	$600,000	27-Apr-25
17 LINLITHGOW WAY MELTON WEST VIC 3337	$590,500	30-Apr-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: 09 June 2025

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3 FLEMINGS AVENUE HARKNESS VIC 3337

4 2 2

Sold Price **$610,000** Sold Date **26-Apr-25**

Distance **0.28km**



6 SOUTHDEAN MELTON WEST VIC 3337

4 2 2

Sold Price **$600,000** Sold Date **27-Apr-25**

Distance **2km**



17 LINLITHGOW WAY MELTON WEST VIC 3337

4 2 2

Sold Price RS **$590,500** Sold Date **30-Apr-25**

Distance **0.98km**

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

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