

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 8/20-22 Roslyn Park Drive, Harkness 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$325,000

or range between N/A

N/A

### Median sale price

Median price \$387,000

\*House

x

\*Unit

Suburb Harkness

Period - From Mar 2017

to Feb 2018

Source Core Logic / RP data

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1 6/20-22 Roslyn Park Drive Harkness VIC 3337	\$315,000	06-Oct-17
2 38/20-22 Roslyn Park Drive Harkness VIC 3337	\$320,000	14-Nov-17
3 3/14 Marlo Drive Harkness VIC 3337	\$320,000	05-Oct-17

**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 six months.

Property data source: REIV [propertydata.com.au](http://propertydata.com.au).

