

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

3/20-22 ROSLYN PARK DRIVE 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Unit

Suburb

Harkness

Period-from

01 Apr 2021

to

31 Mar 2022

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

6/13 FISHBURN GROVE HARKNESS VIC 3337	\$380,000	20-Dec-21
27/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$395,000	26-Nov-21
4/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$396,000	17-Mar-22

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.~~

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Shannyn Cannell

M 0455500378

E scannell@localexpertz.com.au



6/13 FISHBURN GROVE HARKNESS VIC 3337 Sold Price **\$380,000** Sold Date **20-Dec-21**

3 1 1

Distance **1.58km**



27/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337 Sold Price **\$395,000** Sold Date **26-Nov-21**

3 2 1

Distance **0.07km**



4/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337 Sold Price ^{RS} **\$396,000** Sold Date **17-Mar-22**

3 2 1

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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