

## 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

22 Rosemont Rise Harkness VIC 3337

### Indicative selling price

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

Single Price

\$429,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$242,000

Property type

Land

Suburb

Harkness

Period-from

01 Feb 2020

to

31 Jan 2021

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

7 Todman Court Harkness VIC 3337	\$400,000	10-Feb-21
19 Cambrian Way Melton West VIC 3337	\$429,000	12-Jan-21
21 Kingston Rule Street Kurunjang VIC 3337	\$422,500	09-Dec-20

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 February 2021



**7 Todman Court Harkness VIC 3337** Sold Price <sup>RS</sup> **\$400,000** Sold Date **10-Feb-21**  
Distance **1.11km**  
3 1 2



**19 Cambrian Way Melton West VIC 3337** Sold Price <sup>RS</sup> **\$429,000** Sold Date **12-Jan-21**  
Distance **1.94km**  
3 1 2



**21 Kingston Rule Street Kurunjang VIC 3337** Sold Price **\$422,500** Sold Date **09-Dec-20**  
Distance **1.77km**  
3 1 1

RS = Recent sale

UN = Undisclosed Sale

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