
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 **44 Roslyn Park Drive Harkness VIC 3337**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price **\$499,000**

Median sale price

Median price **387,000** House **x** Suburb **Harkness**
Period - From **Jan-17** to **Dec-17** Source **Core Logic**

Comparable property sales

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 35 Gallery Avenue Harkness VIC 3337	\$515,000	07-Dec-17
2 24 Mandurah Crescent Harkness VIC 3337	\$490,000	18-Dec-17
3 30 Mandurah Crescent Harkness VIC 3337	\$494,000	10-Oct-17

Property data source: Core Logic. Generated on 25 January 2018.
