



David Gigliotti
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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

39/20-22 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

*House

*Unit

X

Suburb

Harkness

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

7/20-22 Roslyn Park Drive Harkness VIC 3337	\$325,000	23-Oct-18
11/20-22 Roslyn Park Drive Harkness VIC 3337	\$345,000	12-Oct-18
8 Oakbank Court Harkness VIC 3337	\$345,000	21-Sep-18

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 six months.~~

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7/20-22 Roslyn Park Drive Harkness VIC 3337 Sold Price **\$325,000** Sold Date **23-Oct-18**

3 2 1

Distance **0.11km**



11/20-22 Roslyn Park Drive Harkness VIC 3337 Sold Price **\$345,000** Sold Date **12-Oct-18**

3 2 1

Distance **0.18km**



8 Oakbank Court Harkness VIC 3337 Sold Price Sold Date **21-Sep-18**

2 1 1

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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