

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

10/20-22 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

\$319,900

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,000

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2020

to

31 Dec 2020

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

9/20-22 Roslyn Park Drive Harkness VIC 3337	\$330,000	25-Jul-20
1/21 Gamalite Drive Harkness VIC 3337	\$330,000	02-Oct-20
2/276 Bulmans Road Harkness VIC 3337	\$355,000	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: 07 January 2021



**9/20-22 Roslyn Park Drive
Harkness VIC 3337**

3 2 1

Sold Price **\$330,000** Sold Date **25-Jul-20**

Distance **0.02km**



**1/21 Gamalite Drive Harkness VIC
3337**

2 1 1

Sold Price

Sold Date **02-Oct-20**

Distance **1.03km**



**2/276 Bulmans Road Harkness VIC
3337**

3 2 1

Sold Price ^{RS} **\$355,000** Sold Date **09-Dec-20**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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