

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

15/20-22 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,750

Property type

Unit

Suburb

Harkness

Period-from

01 Jan 2021

to

31 Dec 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

6 Tute Lane Harkness VIC 3337	\$400,000	27-Sep-21
4 Renate Drive Harkness VIC 3337	\$426,300	04-Oct-21

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: 10 January 2022



6 Tute Lane Harkness VIC 3337

Sold Price

\$400,000

Sold Date

27-Sep-21



3



2



2

Distance

0.56km



4 Renate Drive Harkness VIC 3337

Sold Price

\$426,300

Sold Date

04-Oct-21



3



2



1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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