

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

3/20-22 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Harkness

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$401,500	19-Feb-24
9 CAITLYN DRIVE HARKNESS VIC 3337	\$402,500	22-Jan-24
11 CAITLYN DRIVE HARKNESS VIC 3337	\$400,000	14-Nov-23

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: 12 March 2024



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**1/20-22 ROSLYN PARK DRIVE
HARKNESS VIC 3337**

3 2 1

Sold Price

^{RS}

\$401,500

Sold Date

19-Feb-24

Distance

0km



**9 CAITLYN DRIVE HARKNESS VIC
3337**

3 1 1

Sold Price

\$402,500

Sold Date

22-Jan-24

Distance

0.59km



**11 CAITLYN DRIVE HARKNESS VIC
3337**

3 1 1

Sold Price

\$400,000

Sold Date

14-Nov-23

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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