

## 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

21 ROSLYN PARK DRIVE HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$615,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$556,000

Property type

House

Suburb

Harkness

Period-from

01 Oct 2023

to

30 Sep 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 GONGURRA BOWL HARKNESS VIC 3337     | \$670,000 | 06-Oct-23 |
| 8 MANDURAH CRESCENT HARKNESS VIC 3337 | \$700,000 | 03-Jun-24 |
| 6 PANGBOURNE AVENUE HARKNESS VIC 3337 | \$675,000 | 07-Sep-24 |

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: 15 October 2024



**5 GONGURRA BOWL HARKNESS  
VIC 3337**

 5  2  2

Sold Price

**\$670,000**

Sold Date **06-Oct-23**

Distance **0.28km**



**8 MANDURAH CRESCENT  
HARKNESS VIC 3337**

 4  2  2

Sold Price

**\$700,000**

Sold Date **03-Jun-24**

Distance **0.96km**



**6 PANGBOURNE AVENUE  
HARKNESS VIC 3337**

 4  2  2

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date **07-Sep-24**

Distance **1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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