

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

12 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Harkness

Period-from

01 Jul 2024

to

30 Jun 2025

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

29 MAVI AVENUE MELTON VIC 3337	\$493,000	03-Jun-25
18 RIDGEWAY MELTON WEST VIC 3337	\$467,000	08-May-25
1 FLEMINGS AVENUE HARKNESS VIC 3337	\$480,000	07-Mar-25

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.~~

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Jade Carberry
P 03 9746 6222
M 0424 929 727
E jadecarberry@fnmelton.com.au



29 MAVI AVENUE MELTON VIC 3337

 3  2  1

Sold Price

^{RS}

\$493,000

Sold Date

03-Jun-25

Distance

3.37km



18 RIDGEWAY MELTON WEST VIC 3337

 3  1  1

Sold Price

\$467,000

Sold Date

08-May-25

Distance

3.24km



1 FLEMINGS AVENUE HARKNESS VIC 3337

 3  2  1

Sold Price

\$480,000

Sold Date

07-Mar-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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