

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

37/20-22 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,500

Property type

Unit

Suburb

Harkness

Period-from

01 Dec 2023

to

30 Nov 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	12-Feb-24
2/37 LOMANDRA BOWL HARKNESS VIC 3337	\$450,000	06-Sep-24
3/3 ALEX COURT KURUNJANG VIC 3337	\$445,000	26-Jun-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: 12 December 2024



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

 3  2  1

Sold Price

\$401,500

Sold Date

12-Feb-24

Distance

0km



**2/37 LOMANDRA BOWL
HARKNESS VIC 3337**

 3  2  2

Sold Price

\$450,000

Sold Date

06-Sep-24

Distance

0.09km



**3/3 ALEX COURT KURUNJANG VIC
3337**

 3  2  2

Sold Price

\$445,000

Sold Date

26-Jun-24

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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