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	6/20-22 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	$370,000	&	$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$384,000	Property type	Unit	Suburb	Harkness
Period-from	01 Feb 2022	to	31 Jan 2023	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
4/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	$396,000	22-Feb-22
6/3 AUSTIN PLACE MELTON SOUTH VIC 3338	$399,000	06-Sep-22
38 HILTON WAY MELTON WEST VIC 3337	$400,000	05-Oct-22

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: 07 February 2023

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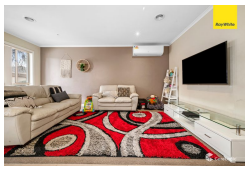
4/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337

3 2 1

Sold Price **$396,000** Sold Date **22-Feb-22**

Distance **0.03km**



6/3 AUSTIN PLACE MELTON SOUTH VIC 3338

3 2 1

Sold Price **$399,000** Sold Date **06-Sep-22**

Distance **3.96km**



38 HILTON WAY MELTON WEST VIC 3337

3 1 1

Sold Price **$400,000** Sold Date **05-Oct-22**

Distance **2.49km**

RS = Recent sale **UN** = Undisclosed Sale

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