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	31/20-22 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	$379,000	&	$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$426,250	Property type	Unit	Suburb	Harkness
Period-from	01 Jun 2024	to	31 May 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
6/12 FISHBURN GROVE HARKNESS VIC 3337	$395,000	23-Oct-24
4/3 SCARBOROUGH CRESCENT HARKNESS VIC 3337	$399,000	04-Mar-25
3/5 REIDY RISE HARKNESS VIC 3337	$410,000	22-Feb-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.~~

This Statement of Information was prepared on: 18 June 2025

CONSUMER AFFAIRS VICTORIA