

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

18/20-22 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

\$329,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$363,000

Property type

Unit

Suburb

Harkness

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/137-139 Centenary Avenue Melton VIC 3337	\$335,000	20-May-21
1/118 Palmerston Street Melton VIC 3337	\$367,500	23-Jun-21
1B Marina Drive Melton VIC 3337	\$345,000	21-Sep-21

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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2/137-139 Centenary Avenue Melton VIC 3337 Sold Price **\$335,000** Sold Date **20-May-21**

2 1 1

Distance **1.72km**



1/118 Palmerston Street Melton VIC 3337 Sold Price **\$367,500** Sold Date **23-Jun-21**

2 1 1

Distance **1.9km**



1B Marina Drive Melton VIC 3337 Sold Price ^{RS} **\$345,000** Sold Date **21-Sep-21**

2 1 1

Distance **2.16km**

RS = Recent sale UN = Undisclosed Sale

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