

## 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

5/5 REIDY RISE HARKNESS VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,500

Property type

Unit

Suburb

Harkness

Period-from

01 Jun 2023

to

31 May 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

36/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$370,000	29-May-24
26/20-22 ROSLYN PARK DRIVE HARKNESS VIC 3337	\$380,000	23-Mar-24
2/10 BENJAMIN COURT KURUNJANG VIC 3337	\$330,000	20-May-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: 03 June 2024



**36/20-22 ROSLYN PARK DRIVE  
HARKNESS VIC 3337**

 3  1  1

Sold Price

<sup>RS</sup>

**\$370,000**

Sold Date **29-May-24**

Distance **0.66km**



**26/20-22 ROSLYN PARK DRIVE  
HARKNESS VIC 3337**

 2  2  1

Sold Price

**\$380,000**

Sold Date **23-Mar-24**

Distance **0.72km**



**2/10 BENJAMIN COURT  
KURUNJANG VIC 3337**

 2  1  1

Sold Price

<sup>RS</sup>

**\$330,000**

Sold Date **20-May-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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