

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1/26 MCKINLEY DRIVE ROXBURGH PARK

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$355,000 \$390,000

### Median sale price

Median price \$359,200 \*House \*Unit X Suburb ROXBURGH PARK  
Period - From JANUARY 2018 to CURRENT Source CORELOGIC RP DATA

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
2/26 MCKINLEY DRIVE ROXBURGH PARK – 0.01KM	\$370,000	30/11/2017
7/26 MCKINLEY DRIVE ROXBURGH PARK – 0.06KM	\$373,500	25/11/2017

**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 six months.

Property data source: CORELOGIC RP DATA. Generated on 30<sup>TH</sup> OF APRIL 2018.