

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

24 Fouz Street, Roxburgh Park Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$445,000 & \$489,500

Median sale price

Median price \$555,000 Property Type House Suburb Roxburgh Park

Period - From 01/07/2019 to 30/06/2020 Source REIV

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 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
1	46 Kennedy Pde ROXBURGH PARK 3064	\$430,000	28/04/2020
2	139 Arena Av ROXBURGH PARK 3064	\$400,000	04/05/2020
3	97 Ravenhill Blvd ROXBURGH PARK 3064	\$400,000	03/04/2020

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 six months.~~

This Statement of Information was prepared on:

01/09/2020 18:09



Property Type: House (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$445,000 - \$489,500

Median House Price

Year ending June 2020: \$555,000

Comparable Properties

46 Kennedy Pde ROXBURGH PARK 3064 (VG) Agent Comments



Price: \$430,000

Method: Sale

Date: 28/04/2020

Property Type: House - Attached House N.E.C.

Land Size: 245 sqm approx



139 Arena Av ROXBURGH PARK 3064 (VG) Agent Comments



Price: \$400,000

Method: Sale

Date: 04/05/2020

Property Type: Flat/Unit/Apartment (Res)



97 Ravenhill Blvd ROXBURGH PARK 3064 (VG) Agent Comments



Price: \$400,000

Method: Sale

Date: 03/04/2020

Property Type: House - Attached House N.E.C.

Land Size: 253 sqm approx