

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

4 Caulfield Crescent Roxburgh Park VIC 3064

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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2020

to

31 May 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

5 Flowers Close Roxburgh Park VIC 3064	\$555,000	08-Jun-21
19 Phoenix Court Roxburgh Park VIC 3064	\$570,000	10-Apr-21
11 Lachlan Crescent Roxburgh Park VIC 3064	\$580,500	08-May-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.~~

This Statement of Information was prepared on: 28 June 2021



5 Flowers Close Roxburgh Park VIC 3064

3 1 2

Sold Price

^{RS} **\$555,000**

Sold Date

08-Jun-21

Distance

0.88km



19 Phoenix Court Roxburgh Park VIC 3064

3 2 2

Sold Price

\$570,000

Sold Date

10-Apr-21

Distance

1.31km



11 Lachlan Crescent Roxburgh Park VIC 3064

3 2 2

Sold Price

^{RS} **\$580,500**

Sold Date

08-May-21

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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