

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

1 Stainsby 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2020

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 21 Sheridan Way Roxburgh Park VIC 3064 | \$625,000 | 06-Feb-21 |
| 3 Sporing Court Roxburgh Park VIC 3064 | \$600,000 | 03-Jul-21 |
| 9 Landles Rise Roxburgh Park VIC 3064 | \$600,000 | 04-Jun-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: 14 July 2021



21 Sheridan Way Roxburgh Park VIC 3064

4 2 1

Sold Price

\$625,000

Sold Date

06-Feb-21

Distance

1.42km



3 Spring Court Roxburgh Park VIC 3064

4 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

03-Jul-21

Distance

0.64km



9 Landles Rise Roxburgh Park VIC 3064

4 2 2

Sold Price

\$600,000

Sold Date

04-Jun-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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