

## 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 Available on Request

Address  
Including suburb and postcode

### 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)

or range  
Single  
between

|           |        |  |  |
|-----------|--------|--|--|
| \$485,000 | Price& |  |  |
|-----------|--------|--|--|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |               |
|--------------|-------------|---------------|-------------|--------|---------------|
| Median Price | \$650,000   | Property type | Other       | Suburb | Roxburgh Park |
| Period-from  | 01 Jul 2023 | to            | 30 Jun 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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

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: 10 July 2024