Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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1/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064						
e see consumer.vic	c.gov.au	ı/underquot	ting (*D	elete single pric	e or range	as applicable)
\$410,000		or range between			&	
plicable)						
\$460,500	Property type		Unit	Suburb	Roxburgh Park	
01 Feb 2023	to	31 Jan 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						
	1/26 MCKINLE e see consumer.vic \$410,000 plicable) \$460,500 01 Feb 2023 ales (*Delete A	1/26 MCKINLEY DRIVER See consumer.vic.gov.au \$410,000 plicable) \$460,500 Prop 01 Feb 2023 to ales (*Delete A or B to properties sold within two t's representative consider.	1/26 MCKINLEY DRIVE ROXB e see consumer.vic.gov.au/underquot \$410,000 or ran between plicable) \$460,500 Property type 01 Feb 2023 to 31 Jan 2 ales (*Delete A or B below as a properties sold within two kilometres to be most the representative considers to be most the representative considers.	1/26 MCKINLEY DRIVE ROXBURGH e see consumer.vic.gov.au/underquoting (*D \$410,000 or range between plicable) \$460,500 Property type 01 Feb 2023 to 31 Jan 2024 ales (*Delete A or B below as application of the properties sold within two kilometres of the properties are properties and the properties sold within two kilometres of the properties sold within two kilometres of the properties are properties and the properties within two kilometres of the properties are properties and the properties within two kilometres of the properties within two kilometres within two kilometres within two kilometres within two kilometres	1/26 MCKINLEY DRIVE ROXBURGH PARK VIC 30 e see consumer.vic.gov.au/underquoting (*Delete single prior \$410,000 or range between plicable) \$460,500 Property type Unit 01 Feb 2023 to 31 Jan 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale t's representative considers to be most comparable to the priores.	1/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064 e see consumer.vic.gov.au/underquoting (*Delete single price or range \$410,000 or range between & plicable) \$460,500 Property type Unit Suburb 01 Feb 2023 to 31 Jan 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last the representative considers to be most comparable to the property for

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: 19 February 2024



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