

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 VIEWBANK CIRCUIT 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

\$465,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Aug 2022

to

31 Jul 2023

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 VIEWBANK CIRCUIT ROXBURGH PARK VIC 3064	\$460,000	01-Aug-23
8/205 JAMES MIRAMS DRIVE ROXBURGH PARK VIC 3064	\$475,000	01-Aug-23

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: 25 August 2023



**5 VIEWBANK CIRCUIT ROXBURGH
PARK VIC 3064**

 3  2  1

Sold Price

^{RS} **\$460,000**

Sold Date

01-Aug-23

Distance

0.02km



**8/205 JAMES MIRAMS DRIVE
ROXBURGH PARK VIC 3064**

 3  2  1

Sold Price

^{RS} **\$475,000**

Sold Date

01-Aug-23

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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