Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
11 LIMPOPA SQUARE ROXBURGH PARK VIC 3064						
	c.gov.aı	u/underquoting (Delete singl	e price	e or range a	as applicable)
		or range between	\$550,000		&	\$595,000
pplicable)						
\$639,250	Property type H		House		Suburb	Roxburgh Park
01 Jan 2023	to	to 31 Dec 2023 So		ource	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						
	pplicable) \$639,250 01 Jan 2023 sales (*Delete A properties sold with ant's representative	pplicable) \$639,250 Prop 01 Jan 2023 to sales (*Delete A or B is properties sold within two- ent's representative consider.	11 LIMPOPA SQUARE ROXBURGH ce see consumer.vic.gov.au/underquoting (* or range between pplicable) \$639,250 Property type 01 Jan 2023 to 31 Dec 2023 sales (*Delete A or B below as application of the control of the most co	11 LIMPOPA SQUARE ROXBURGH PARK VIO	11 LIMPOPA SQUARE ROXBURGH PARK VIC 306 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$550,000 pplicable) \$639,250 Property type House 01 Jan 2023 to 31 Dec 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property for sale in the property sold within two between the property for sale in the property sold within two between the property for sale in the property sold within two between the property for sale in the property sold within two between the property for sale in the property sold within two between the property for sale in the property sold within two between the property sold within	11 LIMPOPA SQUARE ROXBURGH PARK VIC 3064 ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$550,000 & pplicable) \$639,250 Property type House Suburb 01 Jan 2023 to 31 Dec 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most comparable to the property for sale in the last 6 and 5 representative considers to be most c

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: 24 January 2024



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