

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

12 EDGECOMBE WAY 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2022

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 28 CAULFIELD CRESCENT ROXBURGH PARK VIC 3064 | \$556,000 | 25-May-23 |
| 5 SHERWIN PLACE ROXBURGH PARK VIC 3064 | \$555,000 | 18-Feb-23 |
| 4 MADEIRA COURT ROXBURGH PARK VIC 3064 | \$535,000 | 04-Apr-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: 18 July 2023



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**28 CAULFIELD CRESCENT
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price ^{RS} **\$556,000** Sold Date **25-May-23**

Distance **0.68km**



**5 SHERWIN PLACE ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$555,000** Sold Date **18-Feb-23**

Distance **0.69km**



**4 MADEIRA COURT ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$535,000** Sold Date **04-Apr-23**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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