

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

26/205 JAMES MIRAMS DRIVE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Jan 2023

to

31 Dec 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

8/205 JAMES MIRAMS DRIVE ROXBURGH PARK VIC 3064	\$475,000	01-Aug-23
123 ARENA AVENUE ROXBURGH PARK VIC 3064	\$460,000	07-Oct-23
1 VIEWBANK CIRCUIT ROXBURGH PARK VIC 3064	\$455,000	09-Jan-24

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.~~

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

3 2 1

Sold Price **\$475,000** Sold Date **01-Aug-23**

Distance **0.03km**



**123 ARENA AVENUE ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$460,000** Sold Date **07-Oct-23**

Distance **1.22km**



**1 VIEWBANK CIRCUIT ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **09-Jan-24**

Distance **2.04km**

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

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