

## 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

3/59 EVERGLADE CRESCENT ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,500

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Apr 2023

to

31 Mar 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

1/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064	\$527,000	14-Nov-23
2/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064	\$540,000	20-Dec-23
36 SAHI CRESCENT ROXBURGH PARK VIC 3064	\$520,000	09-Dec-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: 15 April 2024



**1/68 MACKELLAR DRIVE  
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price <sup>RS</sup> **\$527,000** <sup>UN</sup> Sold Date **14-Nov-23**

Distance **0.24km**



**2/68 MACKELLAR DRIVE  
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$540,000** Sold Date **20-Dec-23**

Distance **0.26km**



**36 SAHI CRESCENT ROXBURGH  
PARK VIC 3064**

3 2 1

Sold Price **\$520,000** Sold Date **09-Dec-23**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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