

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

4/2 WESTBURY PARKWAY 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 May 2023

to

30 Apr 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

12/11 KATSURA RETREAT ROXBURGH PARK VIC 3064	\$480,000	22-Feb-23
1 VIEWBANK CIRCUIT ROXBURGH PARK VIC 3064	\$455,000	24-Dec-23
16/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064	\$479,000	26-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: 15 May 2024

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**12/11 KATSURA RETREAT
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$480,000** Sold Date **22-Feb-23**

Distance **0.26km**



**1 VIEWBANK CIRCUIT ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$455,000** Sold Date **24-Dec-23**

Distance **1.49km**



**16/26 MCKINLEY DRIVE
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$479,000** Sold Date **26-Aug-23**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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