

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 BRENTWOOD PLACE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jul 2023

to

30 Jun 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

50 OSCAR CIRCUIT ROXBURGH PARK VIC 3064	\$490,000	02-Apr-24
8/26 MCKINLEY DRIVE ROXBURGH PARK VIC 3064	\$460,000	08-May-24
3/8 PRANOM CLOSE ROXBURGH PARK VIC 3064	\$482,700	29-Jun-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.~~

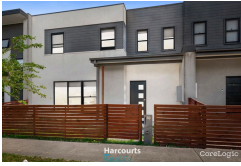
This Statement of Information was prepared on: 01 July 2024

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**50 OSCAR CIRCUIT ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price

RS

\$490,000

Sold Date

02-Apr-24

Distance

0.75km**8/26 MCKINLEY DRIVE ROXBURGH
PARK VIC 3064**

3 1 1

Sold Price

\$460,000

Sold Date

08-May-24

Distance

0.91km**3/8 PRANOM CLOSE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price

RS

\$482,700

Sold Date

29-Jun-24

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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