

## 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

46 BLUEBIRD WAY 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

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

9 MASSEI CLOSE ROXBURGH PARK VIC 3064	\$690,000	18-Dec-23
17 CRATHE CLOSE ROXBURGH PARK VIC 3064	\$690,000	02-Mar-24
81 KENNEDY PARADE ROXBURGH PARK VIC 3064	\$700,000	01-Apr-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 May 2024



**9 MASSEI CLOSE ROXBURGH  
PARK VIC 3064**

4 2 2

Sold Price **\$690,000** Sold Date **18-Dec-23**

Distance **0.11km**



**17 CRATHE CLOSE ROXBURGH  
PARK VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **02-Mar-24**

Distance **0.13km**



**81 KENNEDY PARADE ROXBURGH  
PARK VIC 3064**

4 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **01-Apr-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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