

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

5 DUIGAN 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2022

to

31 Aug 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

6 EMERSON COURT ROXBURGH PARK VIC 3064	\$515,000	06-May-23
13 WEIR COURT ROXBURGH PARK VIC 3064	\$575,000	26-Apr-23
48 MARNE DRIVE ROXBURGH PARK VIC 3064	\$580,000	26-Jun-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: 28 September 2023



**6 EMERSON COURT ROXBURGH
PARK VIC 3064**

 3  2  1

Sold Price

\$515,000

Sold Date **06-May-23**

Distance **0.23km**



**13 WEIR COURT ROXBURGH PARK
VIC 3064**

 3  2  1

Sold Price

\$575,000

Sold Date **26-Apr-23**

Distance **1.1km**



**48 MARNE DRIVE ROXBURGH
PARK VIC 3064**

 3  2  2

Sold Price

\$580,000

Sold Date **26-Jun-23**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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