

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

53 SANTA CRUZ BOULEVARD 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Roxburgh Park

Period-from

01 Nov 2022

to

31 Oct 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

32 RIO GRANDE DRIVE ROXBURGH PARK VIC 3064	\$681,500	15-Jul-23
12 OAKBANK COURT ROXBURGH PARK VIC 3064	\$690,000	16-Oct-23
11 BROADWAY STREET ROXBURGH PARK VIC 3064	\$738,000	01-Jul-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: 27 November 2023

McGrath

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**32 RIO GRANDE DRIVE ROXBURGH
PARK VIC 3064**

4 2 2

Sold Price **\$681,500** Sold Date **15-Jul-23**

Distance **0.34km**



**12 OAKBANK COURT ROXBURGH
PARK VIC 3064**

4 2 2

Sold Price ^{RS} **\$690,000** Sold Date **16-Oct-23**

Distance **0.76km**



**11 BROADWAY STREET
ROXBURGH PARK VIC 3064**

4 2 2

Sold Price **\$738,000** Sold Date **01-Jul-23**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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