

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

60 RHINE DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Mar 2023

to

29 Feb 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

31 KENNEDY PARADE ROXBURGH PARK VIC 3064	\$555,000	21-Feb-24
20 WRIGLEY CRESCENT ROXBURGH PARK VIC 3064	\$520,000	04-Nov-23
23 ORION WAY ROXBURGH PARK VIC 3064	\$550,000	12-Dec-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: 12 March 2024



31 KENNEDY PARADE ROXBURGH PARK VIC 3064

 3  2  1

Sold Price

^{RS} **\$555,000**

Sold Date

21-Feb-24

Distance

0.68km



20 WRIGLEY CRESCENT ROXBURGH PARK VIC 3064

 3  2  -

Sold Price

\$520,000

Sold Date

04-Nov-23

Distance

0.7km



23 ORION WAY ROXBURGH PARK VIC 3064

 3  2  2

Sold Price

\$550,000

Sold Date

12-Dec-23

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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