

## 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

85 MCKENZIE CRESCENT 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

\$690,000

&

\$740,000

### 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

8 BOYDEN SQUARE ROXBURGH PARK VIC 3064	\$700,000	14-Aug-23
28 HAVILLAND DRIVE ROXBURGH PARK VIC 3064	\$782,500	08-Jun-23
10 RIO GRANDE DRIVE ROXBURGH PARK VIC 3064	\$726,000	09-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: 13 November 2023


**8 BOYDEN SQUARE ROXBURGH  
PARK VIC 3064**
 4
  2
  2

Sold Price

**\$700,000**

 Sold Date **14-Aug-23**

 Distance **0.34km**

**28 HAVILLAND DRIVE ROXBURGH  
PARK VIC 3064**
 4
  2
  2

Sold Price

**\$782,500**

 Sold Date **08-Jun-23**

 Distance **0.35km**

**10 RIO GRANDE DRIVE ROXBURGH  
PARK VIC 3064**
 4
  2
  2

Sold Price

**\$726,000**

 Sold Date **09-Jun-23**

 Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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