Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode 9 HUNTER AVENUE 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 \$700,000 & \$770,000 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price	Including suburb and	9 HUNTER AVENUE ROXBURGH PARK VIC 3064						
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.	•	e see consumer.vio	c.gov.a	u/underquoting (*Delete singl	e price	e or range a	as applicable)
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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.	Median Price	\$630,000	S30,000 Property type Ho				Suburb	Roxburgh Park
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	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to					the pro		sale.
OR								

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: 31 March 2024



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