

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 13 Lachlan Crescent, Roxburgh Park, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$595,000

&

\$650,000

Median sale price

Median price

\$659,750

Property Type

House

Suburb

Roxburgh Park (3064)

Period - From

01/10/2023

to

30/09/2024

Source

PRICEFINDER

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
42 HAYFIELD ROAD, ROXBURGH PARK VIC 3064	\$640,000	21/08/2024
5 TIGRIS COURT, ROXBURGH PARK VIC 3064	\$615,050	14/05/2024
19 STAINSBY CRESCENT, ROXBURGH PARK VIC 3064	\$650,000	14/03/2024

This Statement of Information was prepared on: 22/10/2024