STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	49 LIMPOPA SQUARE ROXBURGH PARK

Indicative selling price

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

Single price		or range between	$440,000	$480,000

Median sale price

Median price	$540,000	*House	X	*Unit		Suburb	Roxburgh Park
Period - From	April 2018	to	CURRENT			Source	CORELOGIC RP DATA

Comparable property sales

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
31 Kennedy Parade Roxburgh Park – 1.24km	$463,500	21/04/2018
6 Madeira Court Roxburgh Park – 0.58km	$460,000	20/03/2018
22 Thames Way Roxburgh Park – 0.38km	$445,000	24/02/2018

Property data source: CORELOGIC RP DATA. Generated on 20th August 2018.