

## 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

4 BENTHAM STREET ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2023

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 9 MAGRA PLACE ROXBURGH PARK VIC 3064        | \$580,000 | 15-Jun-24 |
| 10 THOMPSON CRESCENT ROXBURGH PARK VIC 3064 | \$595,000 | 10-Jul-24 |
| 53 KENNEDY PARADE ROXBURGH PARK VIC 3064    | \$591,000 | 21-Feb-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: 30 September 2024



## 9 MAGRA PLACE ROXBURGH PARK VIC 3064

3 2 4

Sold Price **\$580,000** Sold Date **15-Jun-24**

Distance **1.12km**



## 10 THOMPSON CRESCENT ROXBURGH PARK VIC 3064

3 2 1

Sold Price **\$595,000** Sold Date **10-Jul-24**

Distance **0.38km**



## 53 KENNEDY PARADE ROXBURGH PARK VIC 3064

4 2 2

Sold Price **\$591,000** Sold Date **21-Feb-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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