



Eddi Bagdadi
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STATEMENT OF INFORMATION

Prepared on 20 Nov 2017

HOUSE Offered for Sale

10 Tiffany Crescent Roxburgh Park VIC 3064

4 2 2

Indicative Selling Price

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

Range between \$580,000 & \$620,000

Median Sale Price

\$467,000 Houses in Roxburgh park between Nov 2016 - Oct 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



35 Tiffany Crescent Roxburgh Park VIC 3064 Sold Price **\$617,000** Sold Date **16-Sep-17**

4 2 1

Distance **0.24km**



7 Dunell Avenue Roxburgh Park VIC 3064 Sold Price **\$605,000** Sold Date **30-Sep-17**

4 2 2

Distance **0.48km**



17 Villawood Avenue Roxburgh Park VIC 3064 Sold Price **\$600,000** Sold Date **05-Aug-17**

4 2 2

Distance **0.98km**

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**14 Neptune Street Roxburgh Park
VIC 3064**

4 2 2

Sold Price

\$610,000

Sold Date

28-Sep-17

Distance

1.16km

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