

## 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

85 MCKENZIE CRESCENT ROXBURGH PARK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$705,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jan 2023

to

31 Dec 2023

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

19 WATSEEDGE WAY ROXBURGH PARK VIC 3064	\$735,000	29-Dec-23
19 RIO GRANDE DRIVE ROXBURGH PARK VIC 3064	\$710,000	23-Jul-23
27 WISLA CIRCUIT ROXBURGH PARK VIC 3064	\$761,500	16-Dec-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: 04 January 2024



**19 WATSEEDGE WAY ROXBURGH** Sold Price <sup>RS</sup> **\$735,000** <sup>UN</sup> Sold Date **29-Dec-23**  
**PARK VIC 3064**

 4  2  2

Distance **0.42km**



**19 RIO GRANDE DRIVE ROXBURGH** Sold Price **\$710,000** Sold Date **23-Jul-23**  
**PARK VIC 3064**

 3  2  2

Distance **0.78km**



**27 WISLA CIRCUIT ROXBURGH** Sold Price <sup>RS</sup> **\$761,500** <sup>UN</sup> Sold Date **16-Dec-23**  
**PARK VIC 3064**

 5  2  2

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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