

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

7 MCCONNELL CRESCENT ROXBURGH PARK VIC 3064

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

13 MCLAURIN AVENUE ROXBURGH PARK VIC 3064	\$511,000	11-Oct-24
11 ROSTRON WAY ROXBURGH PARK VIC 3064	\$522,000	22-Jan-25
1 LANGLEY PLACE ROXBURGH PARK VIC 3064	\$243,925	09-Sep-24

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 February 2025



13 MCLAURIN AVENUE ROXBURGH Sold Price
PARK VIC 3064

3 1 2

^{RS} **\$511,000** Sold Date **11-Oct-24**

Distance **0.65km**



11 ROSTRON WAY ROXBURGH Sold Price
PARK VIC 3064

3 1 2

^{RS} **\$522,000** Sold Date **22-Jan-25**

Distance **1.6km**



1 LANGLEY PLACE ROXBURGH Sold Price
PARK VIC 3064

3 1 1

\$243,925 Sold Date **09-Sep-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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