

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

21/2-8 KNIGHT 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

\$380,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 May 2022

to

30 Apr 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

2/5 THISTLE COURT MEADOW HEIGHTS VIC 3048	\$390,000	08-Feb-22
22 BRANCHILLY DRIVE ROXBURGH PARK VIC 3064	\$425,000	28-Feb-22
15B WITTON COURT GREENVALE VIC 3059	\$420,000	23-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: 22 May 2023

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2/5 THISTLE COURT MEADOW HEIGHTS VIC 3048

Sold Price **\$390,000** Sold Date **08-Feb-22**

 2  1  1

Distance **0.82km**



22 BRANCHILLY DRIVE ROXBURGH PARK VIC 3064

Sold Price **\$425,000** Sold Date **28-Feb-22**

 2  1  1

Distance **2.5km**



15B WITTON COURT GREENVALE VIC 3059

Sold Price **\$420,000** Sold Date **23-Feb-23**

 2  1  1

Distance **3.55km**

RS = Recent sale

UN = Undisclosed Sale

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