

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

10 Oakbank Court Roxburgh park

Indicative selling price

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

Single price

or range between

\$455,000

&

\$479,000

Median sale price

Median price

\$540,000

House

X

Unit

Suburb

Roxburgh Park

Period

May 2018

to

Current

Source

CoreLogic RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5 Armstrong Court Roxburgh Park 1.45 Km	\$470,000	07 April 2018
6 Athol Avenue Roxburgh Park 0.69 Km	\$486,000	06 April 2018
29 Matthews Crescent Roxburgh Park 1.71 Km	\$480,000	27 June 2018

Property data source: CoreLogic RP Data