

## 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

66 HOLLYWOOD DRIVE 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Dec 2023

to

30 Nov 2024

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

30 BLUEBIRD WAY ROXBURGH PARK VIC 3064	\$800,000	01-Jul-24
2 PARKFRONT CRESCENT ROXBURGH PARK VIC 3064	\$785,000	27-Apr-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.

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**30 BLUEBIRD WAY ROXBURGH  
PARK VIC 3064**

4 2 2

Sold Price **\$800,000** Sold Date **01-Jul-24**

Distance **0.74km**



**2 PARKFRONT CRESCENT  
ROXBURGH PARK VIC 3064**

4 3 2

Sold Price **\$785,000** Sold Date **27-Apr-24**

Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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