

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

53 RIO GRANDE DRIVE, ROXBURGH PARK, VIC 3064

Indicative selling price

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

Price Range: \$550,000 to \$600,000

Median sale price

Median price

\$465,000

House

☒

Unit

☐

Suburb

ROXBURGH PARK

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
18 PINNOCK AVE, ROXBURGH PARK, VIC 3064	*\$592,000	21/10/2017
109 ROSSITER AVE, ROXBURGH PARK, VIC 3064	*\$579,000	16/09/2017
30 MACKELLAR DR, ROXBURGH PARK, VIC 3064	\$580,000	09/09/2017