

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

8 BARRETT COURT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Aug 2023

to

31 Jul 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

11 ESLA DRIVE ROXBURGH PARK VIC 3064	765000	08-Aug-24
80 LAKESIDE DRIVE ROXBURGH PARK VIC 3064	752000	25-Aug-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: 29 August 2024



11 ESLA DRIVE ROXBURGH PARK VIC 3064

 4  2  2

Sold Price

^{RS} **765000** Sold Date **08-Aug-24**

Distance **1.84km**



80 LAKESIDE DRIVE ROXBURGH PARK VIC 3064

 5  2  2

Sold Price

^{RS} **752000** Sold Date **25-Aug-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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