Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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31 THOMPSON CRESCENT ROXBURGH PARK VIC 3064						
	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	as applicable)
		or range between	\$630,00	\$630,000		\$660,000
pplicable)						
\$650,000	Property type H		House	House		Roxburgh Park
01 Jan 2024	to	to 31 Dec 2024 S		ource	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						
	pplicable) \$650,000 01 Jan 2024 sales (*Delete A e properties sold with ant's representative	pplicable) \$650,000 Prop 01 Jan 2024 to sales (*Delete A or B is properties sold within two- ent's representative consider.	31 THOMPSON CRESCENT ROXE ce see consumer.vic.gov.au/underquoting (* or range between pplicable) \$650,000 Property type 01 Jan 2024 to 31 Dec 2024 sales (*Delete A or B below as apple properties sold within two kilometres of the ent's representative considers to be most considerative considers.	231 THOMPSON CRESCENT ROXBURGH PAIR Coe see consumer.vic.gov.au/underquoting (*Delete single or range between \$630,00 pplicable) Property type House O1 Jan 2024 to 31 Dec 2024 Society and seed to be properties sold within two kilometres of the property for the property to be most comparable to the property to the property to be most comparable to the property for the propert	31 THOMPSON CRESCENT ROXBURGH PARK VI ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$630,000 pplicable) Property type House 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price.	31 THOMPSON CRESCENT ROXBURGH PARK VIC 3064 ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$630,000 & pplicable) \$650,000 Property type House Suburb 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ant's representative considers to be most comparable to the property for sale.

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: 07 January 2025



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