

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

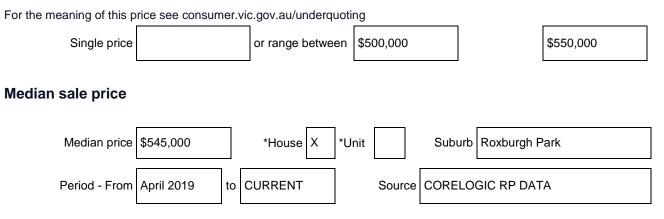
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 23 postcode

rb and 23 MALABAR STREET ROXBURGH PARK

Indicative selling price



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
7 Strimon Court Roxburgh Park – 0.58km	\$537,000	26/03/2019
10 Neptune Street Roxburgh Park – 0.89km	\$500,000	26/03/2019
7 Bonney Place Roxburgh Park – 1.32km	\$530,000	09/02/2019

Property data source: CORELOGIC RP DATA. Generated on 6th August 2019.