

## 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

34 ATHOL AVENUE 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2023

to

31 Aug 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

3/205 JAMES MIRAMS DRIVE ROXBURGH PARK VIC 3064	\$460,000	02-Jul-24
6 PORTLAND PLACE ROXBURGH PARK VIC 3064	\$460,000	09-Jul-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: 03 September 2024



**3/205 JAMES MIRAMS DRIVE  
ROXBURGH PARK VIC 3064**

 3  2  2

Sold Price <sup>RS</sup> **\$460,000** <sup>UN</sup> Sold Date **02-Jul-24**

Distance **1.13km**



**6 PORTLAND PLACE ROXBURGH  
PARK VIC 3064**

 3  2  1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **09-Jul-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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