

## 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

9 McKeown Crescent 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

\$569,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2019

to

31 May 2020

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

8 Kellett Way Roxburgh Park VIC 3064	\$510,000	22-Feb-20
1 Pinnock Avenue Roxburgh Park VIC 3064	\$520,000	28-Mar-20

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: 21 June 2020



**8 Kellett Way Roxburgh Park VIC 3064**

 3  2  2

Sold Price

**\$510,000**

Sold Date **22-Feb-20**

Distance **1.77km**



**1 Pinnock Avenue Roxburgh Park VIC 3064**

 3  2  2

Sold Price

**\$520,000**

Sold Date **28-Mar-20**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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