
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
postcode 38 BENTHAM STREET ROXBURGH PARK

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$420,000 \$460,000

Median sale price

Median price \$545,000 *House X *Unit Suburb ROXBURGH PARK
Period - From JANUARY 2019 to CURRENT Source CORELOGIC RP DATA

Comparable property sales

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 six months.