

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 WEIR COURT, ROXBURGH PARK, VIC

4 2 2

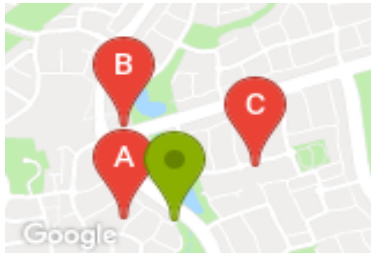
Indicative Selling Price

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

Price Range: \$615,000 to \$635,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (House)

\$550,000

01 January 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 SOLANDER CRT, ROXBURGH PARK, VIC 3064

3 2 2

Sale Price

***\$611,000**

Sale Date: 28/04/2018

Distance from Property: 163m



17 MERRIGAN CRT, ROXBURGH PARK, VIC

4 2 2

Sale Price

\$607,500

Sale Date: 17/05/2018

Distance from Property: 377m



42 REARDEN CRES, ROXBURGH PARK, VIC

5 2 2

Sale Price

***\$653,250**

Sale Date: 26/05/2018

Distance from Property: 327m



This report has been compiled on 06/08/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

14 WEIR COURT, ROXBURGH PARK, VIC

Indicative selling price

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

Price Range:

\$615,000 to \$635,000

Median sale price

Median price

\$550,000

House

X

Unit

Suburb

ROXBURGH PARK

Period

01 January 2018 to 30 June 2018

Source



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
5 SOLANDER CRT, ROXBURGH PARK, VIC 3064	*\$611,000	28/04/2018
17 MERRIGAN CRT, ROXBURGH PARK, VIC 3064	\$607,500	17/05/2018
42 REARDEN CRES, ROXBURGH PARK, VIC 3064	*\$653,250	26/05/2018