

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 1 CEDARWOOD WAY ROXBURGH PARK

Indicative selling price

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

Single price or range between \$500,000 \$550,000

Median sale price

Median price \$540,000 *House ☒ *Unit ☐ Suburb Roxburgh Park
Period - From April 2018 to CURRENT Source CORELOGIC RP DATA

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
39 Lakes Drive Roxburgh Park – 0.41km	\$550,000	30/06/2018
117 Hayfield Road Roxburgh Park – 0.42km	\$520,000	26/04/2018
23 Thames Way Roxburgh Park – 1.10km	\$535,000	24/06/2018