

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 20 WOODSIDE WAY ROXBURGH PARK VIC 3064

Indicative selling price

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

Single price \$589,000 or range between \$ \$

Median sale price

Median price \$500,000 *House ☒ *Unit ☐ Suburb ROXBURGH PARK
Period - From NOVEMBER 2017 to CURRENT Source CORELOGIC RP DATA

Comparable property sales

Address of comparable property	Price	Date of sale
68 BILTMORE CRESCENT ROXBURGH PARK – 0.70KM	\$573,000	17/11/2017
6 SPENCE AVENUE ROXBURGH PARK – 0.37KM	\$590,000	18/11/2017
7 DUNNEL AVENUE ROXBURGH PARK – 0.70KM	\$605,000	30/09/2017

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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.

Property data source: CORELOGIC RP DATA. Generated on 6TH OF MARCH 2018.