

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

33 CAMBRIDGE CRESCENT, ROXBURGH PARK, VIC 3064

Indicative selling price

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

Price Range: \$760,000 to \$820,000

Median sale price

Median price

\$652,000

Property type

House

Suburb

ROXBURGH PARK

Period

01 January 2022 to 31 December 2022

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

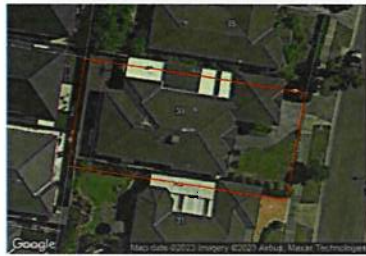
Date of sale

56 EVERGLADE CRES, ROXBURGH PARK, VIC 3064	\$815,000	26/09/2022
24 RECREATION ST, ROXBURGH PARK, VIC 3064	\$770,000	19/12/2022
26 SHORTRIDGE CCT, ROXBURGH PARK, VIC 3064	\$780,000	31/10/2022

This Statement of Information was prepared on: 06/03/2023

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 CAMBRIDGE CRESCENT, ROXBURGH

4 2 2

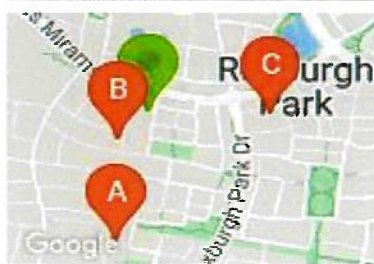
Indicative Selling Price

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

Price Range: \$760,000 to \$820,000

Provided by: Abdel Al Bikai, YPA Estate Agents Craigieburn

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (House)

\$652,000

01 January 2022 to 31 December 2022

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.



56 EVERGLADE CRES, ROXBURGH PARK, VIC

4 3 2

Sale Price

\$815,000

Sale Date: 26/09/2022

Distance from Property: 476m



24 RECREATION ST, ROXBURGH PARK, VIC

3 2 2

Sale Price

\$770,000

Sale Date: 19/12/2022

Distance from Property: 138m



26 SHORTRIDGE CCT, ROXBURGH PARK, VIC

3 2 2

Sale Price

\$780,000

Sale Date: 31/10/2022

Distance from Property: 405m



This report has been compiled on 06/03/2023 by YPA Estate Agents Craigieburn. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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