STATEMENT OF INFORMATION

29 MATTHEWS CRESCENT, ROXBURGH PARK, VIC 3064

PREPARED BY JASON REAL ESTATE CRAIGIEBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 MATTHEWS CRESCENT, ROXBURGH

3 1 4

Indicative Selling Price

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

Single Price: **$480,000**

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (House)

$552,500

01 October 2017 to 31 March 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.



4 HARVEY CRT, ROXBURGH PARK, VIC 3064

3 1 2

Sale Price

$525,000

Sale Date: 16/12/2017

Distance from Property: 143m

A



6 MADEIRA CRT, ROXBURGH PARK, VIC 3064

3 1 1

Sale Price

$460,000

Sale Date: 20/03/2018

Distance from Property: 2.1km

B



4 ROCKLANDS RISE, MEADOW HEIGHTS, VIC

3 1 1

Sale Price

$480,000

Sale Date: 08/01/2018

Distance from Property: 1.4km

C

This report has been compiled on 22/06/2018 by Jason Real Estate Craigieburn. 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	29 MATTHEWS CRESCENT, ROXBURGH PARK, VIC 3064

Indicative selling price

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

Single Price:	$480,000

Median sale price

Median price	$552,500	House	X	Unit		Suburb	ROXBURGH PARK
Period	01 October 2017 to 31 March 2018	Source	pricefinder				

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
4 HARVEY CRT, ROXBURGH PARK, VIC 3064	$525,000	16/12/2017
6 MADEIRA CRT, ROXBURGH PARK, VIC 3064	$460,000	20/03/2018
4 ROCKLANDS RISE, MEADOW HEIGHTS, VIC 3048	$480,000	08/01/2018