

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Bickerton Way Roxburgh Park VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

7 Foxtan Place Roxburgh Park VIC 3064	\$615,000	09-Feb-21
21 Sheridan Way Roxburgh Park VIC 3064	\$625,000	06-Feb-21
19 Terrell Court Roxburgh Park VIC 3064	\$620,000	02-Nov-20

OR

**B\*** ~~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 6 months.~~

This Statement of Information was prepared on: 18 March 2021



**7 Foxton Place Roxburgh Park VIC 3064**

 3  2  2

Sold Price

<sup>RS</sup> **\$615,000** <sup>UN</sup>

Sold Date

**09-Feb-21**

Distance

**0.68km**



**21 Sheridan Way Roxburgh Park VIC 3064**

 4  2  1

Sold Price

**\$625,000**

Sold Date

**06-Feb-21**

Distance

**1.12km**



**19 Terrell Court Roxburgh Park VIC 3064**

 3  2  1

Sold Price

**\$620,000**

Sold Date

**02-Nov-20**

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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