

## 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

4 PARER WAY ROXBURGH PARK VIC 3064

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,500

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Oct 2023

to

30 Sep 2024

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

6 WYNDCLIFFE WAY ROXBURGH PARK VIC 3064	\$491,000	29-Jun-24
52 FURLONG STREET CRAIGIEBURN VIC 3064	\$470,000	26-Aug-24
31 HONOUR STREET CRAIGIEBURN VIC 3064	\$490,000	31-Aug-24

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: 04 October 2024



**6 WYNDCLIFFE WAY ROXBURGH  
PARK VIC 3064**

Sold Price

**\$491,000**

Sold Date

**29-Jun-24**



3



2



2

Distance

**0.69km**



**52 FURLONG STREET  
CRAIGIEBURN VIC 3064**

Sold Price

<sup>RS</sup> **\$470,000** <sup>UN</sup>

Sold Date

**26-Aug-24**



3



2



2

Distance

**3.57km**



**31 HONOUR STREET CRAIGIEBURN  
VIC 3064**

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**31-Aug-24**



3



2



2

Distance

**4.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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