

STATEMENT OF INFORMATION

**Single residential property located
In the Melbourne metropolitan area.**

Property offered for sale Sections 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

33 Mensa Court, Roxburgh Park, Vic 3064

Indicative selling price

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

Single price \$600,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$403,000 house ☒ *unit ☐ Suburb or locality Coolaroo

Period - From 09/2017 to Current Source Core logic

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 1 Cedarwood Way , Roxburgh Park, Vic 3064	\$ 580,000	20/08/2018
2. 4 Johnson Rd, Roxburgh Park, vic 3064	\$ 547,000	03/09/2018
3. 3 Brushwood Circuit, Roxburgh Park, Vic 3064	\$ 532,000	08/09/2018

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)