

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

24 Kennedy Parade, Roxburgh Park Vic 3064

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$666,000 Property Type House Suburb Roxburgh Park

Period - From 01/01/2023 to 31/03/2023 Source REIV

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 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
1	10 Sandover Dr ROXBURGH PARK 3064	\$710,000	10/12/2022
2	53 Kennedy Pde ROXBURGH PARK 3064	\$591,000	10/03/2023
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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 six months.~~

This Statement of Information was prepared on:

05/06/2023 15:36



Property Type: Land
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
March quarter 2023: \$666,000

Comparable Properties



10 Sandover Dr ROXBURGH PARK 3064
(REI/VG)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 10/12/2022
Property Type: House (Res)
Land Size: 324 sqm approx



53 Kennedy Pde ROXBURGH PARK 3064
(REI/VG)

Agent Comments



Price: \$591,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 312 sqm approx

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.