## 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 betweer	n \$500,000		&		\$550,000				
Median sale price									
Median price	\$666,000	Pro	Property Type Ho		House		Suburb	Roxburgh Park	
Period - From	01/01/2023	to	31/03/2023		So	urce	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 sixmonths 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
3			

OR

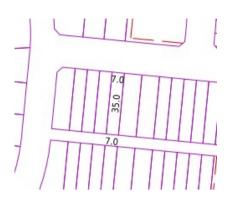
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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) 10 Sandover Dr ROXBURGH PARK 3064 (REI/VG) 2 2 Price: \$710,000 Method: Sold Before Auction Date: 10/12/2022 Property Type: House (Res) Land Size: 324 sqm approx	Agent Comments
53 Kennedy Pde ROXBURGH PARK 3064 (REI/VG) 4 2 2 2 Price: \$591,000 Method: Private Sale Date: 10/03/2023 Property Type: House Land Size: 312 sqm approx	Agent Comments

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.

#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.