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

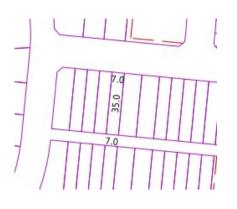
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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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



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