

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

16 Serpens 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jun 2020

to

31 May 2021

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

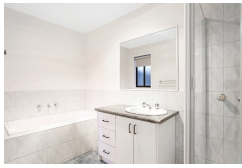
Date of sale

42 Wisla Circuit Roxburgh Park VIC 3064	\$460,000	10-Feb-21
15 Tolson Court Roxburgh Park VIC 3064	\$485,000	10-Apr-21
6 Landles Rise Roxburgh Park VIC 3064	\$481,000	29-Jan-21

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: 10 June 2021



42 Wisla Circuit Roxburgh Park VIC 3064 Sold Price **\$460,000** Sold Date **10-Feb-21**
Distance **0.94km**
3 bedrooms, 1 bathroom, 2 cars



15 Tolson Court Roxburgh Park VIC 3064 Sold Price **\$485,000** Sold Date **10-Apr-21**
Distance **1.7km**
3 bedrooms, 1 bathroom, 1 car



6 Landles Rise Roxburgh Park VIC 3064 Sold Price ^{RS} **\$481,000** Sold Date **29-Jan-21**
Distance **1.96km**
3 bedrooms, 1 bathroom, 1 car

RS = Recent sale UN = Undisclosed Sale

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