

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

6 Wisla Circuit, Roxburgh Park, 3064

Indicative selling price

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

Single price \$450,000 or range between &

Median sale price

Median price \$454,000 *House x *unit Suburb or locality Roxburgh Park
Period - From August 2016 to August 2017 Source CoreLogic Rp Data

Comparable property sales

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. 60 Sandover Dve Roxburgh Park	\$479,000	8/4/17
2. 4 Siret Court Roxburgh Park	\$462,000	17/6/17
3. 14 Siret Court Roxburgh Park	\$475,000	31/3/17