

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

12 Hinter Way 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,600

*House

X

*Unit

Suburb

Roxburgh Park

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

16 Woodside Way Roxburgh Park VIC 3064	\$560,000	08-Mar-19
5 Ravenhill Boulevard Roxburgh Park VIC 3064	\$557,000	30-Mar-19
9 Gellion Place Roxburgh Park VIC 3064	\$545,000	13-Feb-19

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.~~

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16 Woodside Way Roxburgh Park VIC 3064

4 2 2

Sold Price

RS

\$560,000

Sold Date

08-Mar-19

Distance

0.27km



5 Ravenhill Boulevard Roxburgh Park VIC 3064

4 2 2

Sold Price

RS

\$557,000

Sold Date

30-Mar-19

Distance

2.01km



9 Gellion Place Roxburgh Park VIC 3064

4 2 2

Sold Price

\$545,000

Sold Date

13-Feb-19

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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