## 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

5 Masters Circuit, Roxburgh Park Vic 3064

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$575,000		&		\$595,000				
Median sale p	rice								
Median price	\$672,500	Pro	operty Type	Hou	se		Suburb	Roxburgh Park	
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	9 Magra PI ROXBURGH PARK 3064	\$580,000	15/06/2024
2	12 Salween Cr ROXBURGH PARK 3064	\$580,000	02/05/2024
3	31 Volantis Cr ROXBURGH PARK 3064	\$572,500	18/05/2024

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:

15/06/2024 18:40







Rooms: 5 Property Type: House Land Size: 400 sqm approx Agent Comments Mark Imbesi 03 9306 0422 0418 345 097 mimbesi@stockdaleleggo.com.au

> Indicative Selling Price \$575,000 - \$595,000 Median House Price March quarter 2024: \$672,500

# **Comparable Properties**



9 Magra PI ROXBURGH PARK 3064 (REI)

12 Salween Cr ROXBURGH PARK 3064 (REI)

**6** 1



Price: \$580,000 Method: Auction Sale Date: 15/06/2024 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 02/05/2024

2

Property Type: House Land Size: 394 sqm approx

**-** 3

31 Volantis Cr ROXBURGH PARK 3064 (REI) Age



Agent Comments



Price: \$572,500 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res) Land Size: 464 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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