

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 between \$575,000 & \$595,000

Median sale price

Median price \$672,500 Property Type House Suburb Roxburgh Park

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address 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



 3  1  2

Rooms: 5

Property Type: House

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



9 Magra PI ROXBURGH PARK 3064 (REI)

Agent Comments

 3  2  4

Price: \$580,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)



12 Salween Cr ROXBURGH PARK 3064 (REI)

Agent Comments

 3  2  1

Price: \$580,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Land Size: 394 sqm approx



31 Volantis Cr ROXBURGH PARK 3064 (REI)

Agent Comments

 3  1  1

Price: \$572,500

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 464 sqm approx