

## 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

63 RAVENHILL BOULEVARD ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$715,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jan 2024

to

31 Dec 2024

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

3 HURLEY RISE ROXBURGH PARK VIC 3064	\$767,500	21-Sep-24
32 GREENSTED GROVE ROXBURGH PARK VIC 3064	\$740,000	24-Oct-24

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: 29 January 2025



### 3 HURLEY RISE ROXBURGH PARK VIC 3064

 4  2  2

Sold Price

**\$767,500**

Sold Date

**21-Sep-24**

Distance

**0.53km**



### 32 GREENSTED GROVE ROXBURGH PARK VIC 3064

 4  2  2

Sold Price

**\$740,000**

Sold Date

**24-Oct-24**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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