

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

76 Hayfield Road, Roxburgh Park Vic 3064

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$642,000 Property Type House Suburb Roxburgh Park

Period - From 01/10/2021 to 31/12/2021 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	51 Rio Grande Dr ROXBURGH PARK 3064	\$597,500	19/03/2022
2	30 Lombard St ROXBURGH PARK 3064	\$587,500	06/12/2021
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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: 30/03/2022 09:31



Property Type: Land
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median House Price
 December quarter 2021: \$642,000

Comparable Properties



51 Rio Grande Dr ROXBURGH PARK 3064 (REI)

Agent Comments



Price: \$597,500
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 508 sqm approx

30 Lombard St ROXBURGH PARK 3064 (VG)

Agent Comments



Price: \$587,500
Method: Sale
Date: 06/12/2021
Property Type: House (Res)
Land Size: 367 sqm approx

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.