

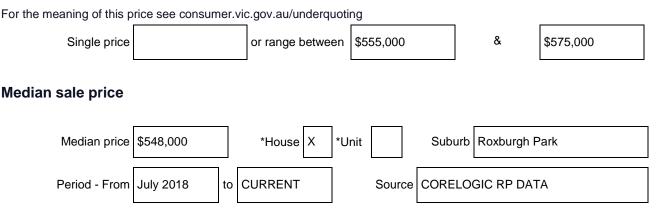
STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 9 GELLION PLACE ROXBURGH PARK postcode

Indicative selling price



Comparable property sales

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
32 Cambridge Crescent Roxburgh Park – 1.90km	\$575,000	12/05/2018
3 Truscott Avenue Roxburgh Park – 1.60km	\$560,000	28/07/2018
9 Woodworth Court Roxburgh Park – 0.93km	\$578,000	23/06/2018

Property data source: CORELOGIC RP DATA. Generated on 14th November 2018.