

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

23 EVERGLADE CRESCENT ROXBURGH PARK VIC 3064

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 Dec 2021

to

30 Nov 2022

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

14/11 KATSURA RETREAT ROXBURGH PARK VIC 3064	\$501,000	05-Aug-22
1-13 KATSURA RETREAT ROXBURGH PARK VIC 3064	\$501,000	03-Aug-22
6/4 WYNDCLIFFE WAY ROXBURGH PARK VIC 3064	\$440,000	21-Aug-22

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: 06 December 2022

**14/11 KATSURA RETREAT
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$501,000** Sold Date **05-Aug-22**Distance **0.99km****1-13 KATSURA RETREAT
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price ^{RS} **\$501,000** ^{UN} Sold Date **03-Aug-22**Distance **0.95km****6/4 WYNDCLIFFE WAY
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$440,000** Sold Date **21-Aug-22**Distance **0.85km****RS** = Recent sale**UN** = Undisclosed Sale

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