

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

4 TRUSCOTT AVENUE 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Land

Suburb

Roxburgh Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

47 ARENA AVENUE ROXBURGH PARK VIC 3064	\$485,000	28-Sep-24
34 BRANCHILLY DRIVE ROXBURGH PARK VIC 3064	\$440,000	31-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: 28 February 2025



**47 ARENA AVENUE ROXBURGH
PARK VIC 3064**

 2  1  1

Sold Price **\$485,000** Sold Date **28-Sep-24**

Distance **0.91km**



**34 BRANCHILLY DRIVE
ROXBURGH PARK VIC 3064**

 2  2  1

Sold Price ^{RS} **\$440,000** Sold Date **31-Oct-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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