## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 11 HARWOOD PLACE, ROXBURGH PARK, 🕮 3 🕒 2 🚓 2

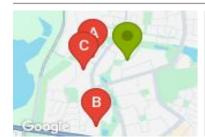
#### **Indicative Selling Price**

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

\$520,000 to \$570,000 **Price Range:** 

Provided by: Lakshay Gupta , Ray White Glenroy

## **MEDIAN SALE PRICE**



# **ROXBURGH PARK, VIC, 3064**

**Suburb Median Sale Price (House)** 

\$657,000

01 April 2024 to 31 March 2025

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



## 14 PINNOCK AVE, ROXBURGH PARK, VIC 3064 🕮 3 🕒 2 🚓 2







Sale Price

\*\$570,000

Sale Date: 13/05/2025

Distance from Property: 454m





3 STEVENS CL, ROXBURGH PARK, VIC 3064









Sale Price

\$550,000

Sale Date: 02/04/2025

Distance from Property: 1km





11 ROSTRON WAY, ROXBURGH PARK, VIC





**Sale Price** 

\$522.000

Sale Date: 08/01/2025

Distance from Property: 583m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address Including suburb and postcode

11 HARWOOD PLACE, ROXBURGH PARK, VIC 3064

#### Indicative selling price

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

Price Range: \$520,000 to \$570,000

## Median sale price

Median price	\$657,000	Property type	House	Suburb	ROXBURGH PARK
Period	01 April 2024 to 31 Ma	rch 2025	Source	p	ricefinder

#### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 PINNOCK AVE, ROXBURGH PARK, VIC 3064	*\$570,000	13/05/2025
3 STEVENS CL, ROXBURGH PARK, VIC 3064	\$550,000	02/04/2025
11 ROSTRON WAY, ROXBURGH PARK, VIC 3064	\$522,000	08/01/2025

This Statement of Information was prepared on:

27/05/2025

