

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

28 Spence Avenue Roxburgh Park VIC 3064

Address
Including suburb and postcode

Indicative selling price

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

Or range
Single
Between

Price&

\$800,000

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Roxburgh Park

Period-from

AUG-2022

to

CURRENT

Source

Realstate.com

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
4 Allerton Way Roxburgh Park VIC 3064	\$980,000	02-AUG-22
16 Johnson Court, Roxburgh Park, Vic 3064	\$900,000	11 FEB 2023
54 Athol Avenue, Roxburgh Park, Vic 3064	\$880,000	26- APR -23

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: 27/04/2023