

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

51 ARENA 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range  
Single  
Between

\$790,000.00

Price&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Jan 2022

to

31 Dec 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

116 ARENA AVENUE ROXBURGH PARK VIC 3064

\$871,000

14-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.