

STATEMENT OF INFORMATION

30 GREENSTED GROVE, ROXBURGH PARK, VIC 3064

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 GREENSTED GROVE, ROXBURGH

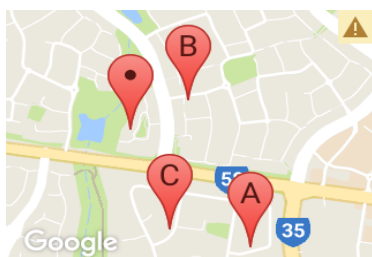
3 2 2

Indicative Selling Price

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

Price Range: **\$600,000 to \$649,000**

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (House)

\$462,500

01 October 2016 to 30 September 2017

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 agent's representative considers to be most comparable to the property for sale.



7 GUNBOWER CRES, MEADOW HEIGHTS, VIC

3 2 2

Sale Price

***\$620,000**

Sale Date: 21/10/2017

Distance from Property: 577m



1 ORTON PL, ROXBURGH PARK, VIC 3064

3 2 2

Sale Price

***\$550,000**

Sale Date: 21/10/2017

Distance from Property: 215m



7 HOPKINS WAY, MEADOW HEIGHTS, VIC

3 2 2

Sale Price

***\$545,000**

Sale Date: 26/09/2017

Distance from Property: 382m



This report has been compiled on 31/10/2017 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 GREENSTED GROVE, ROXBURGH PARK, VIC 3064

Indicative selling price

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

Price Range: \$600,000 to \$649,000

Median sale price

Median price\$462,500


House☒

Unit☐

SuburbROXBURGH PARK

Period01 October 2016 to 30 September 2017

Source



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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 GUNBOWER CRES, MEADOW HEIGHTS, VIC 3048	*\$620,000	21/10/2017
1 ORTON PL, ROXBURGH PARK, VIC 3064	*\$550,000	21/10/2017
7 HOPKINS WAY, MEADOW HEIGHTS, VIC 3048	*\$545,000	26/09/2017