

STATEMENT OF INFORMATION

10 STEAD STREET, ROXBURGH PARK, VIC

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 STEAD STREET, ROXBURGH PARK,

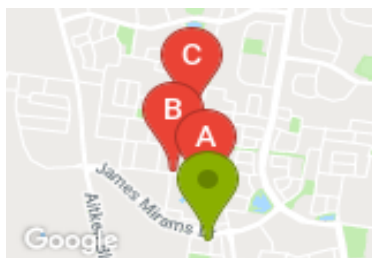
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Indicative Selling Price

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

Price Range: \$570,000 to \$625,000

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (House)

\$540,000

01 July 2017 to 30 June 2018

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.



8 HARMONY CRT, ROXBURGH PARK, VIC 3064

3 2 2

Sale Price

\$600,000

Sale Date: 07/04/2018

Distance from Property: 309m



32 BLUEBIRD WAY, ROXBURGH PARK, VIC

3 2 2

Sale Price

\$675,000

Sale Date: 24/03/2018

Distance from Property: 559m



8 GLENVIEW ST, ROXBURGH PARK, VIC 3064

3 2 2

Sale Price

\$575,000

Sale Date: 12/05/2018

Distance from Property: 907m



This report has been compiled on 04/07/2018 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2018 - 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

10 STEAD STREET, ROXBURGH PARK, VIC

Indicative selling price

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

Price Range:

\$570,000 to \$625,000

Median sale price

Median price

\$540,000

House

X

Unit


Suburb

ROXBURGH PARK

Period

01 July 2017 to 30 June 2018

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
8 HARMONY CRT, ROXBURGH PARK, VIC 3064	\$600,000	07/04/2018
32 BLUEBIRD WAY, ROXBURGH PARK, VIC 3064	\$675,000	24/03/2018
8 GLENVIEW ST, ROXBURGH PARK, VIC 3064	\$575,000	12/05/2018