

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Regency Road Roxburgh Park VIC 3064

Indicative selling price

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

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 May 2020

to

30 Apr 2021

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

8 Polesden Mews Roxburgh Park VIC 3064	\$685,000	08-Feb-21
35 Tiffany Crescent Roxburgh Park VIC 3064	\$670,000	08-Feb-21
4 Rosica Court Roxburgh Park VIC 3064	\$650,000	13-Jan-21

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: 14 May 2021

MOSS SALES

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8 Polesden Mews Roxburgh Park VIC 3064

Sold Price

\$685,000

Sold Date

08-Feb-21

4 2 2

Distance

0.23km



35 Tiffany Crescent Roxburgh Park VIC 3064

Sold Price

\$670,000

Sold Date

08-Feb-21

3 2 1

Distance

0.31km



4 Rosica Court Roxburgh Park VIC 3064

Sold Price

\$650,000

Sold Date

13-Jan-21

4 2 2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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