

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 22 Corona Place 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 or range between \$590,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$625000 *House *Unit Suburb Roxburgh Park
Period - From May 2021 to April 2022 Source Realestate.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 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
72 Biltmore Crescent, Roxburgh Park, Vic 3064	\$675,000	12/05/2022
10 Glenview Street, Roxburgh Park, Vic 3064	\$700,000	09/05/2022
8 Orlando Drive, Roxburgh Park, Vic 3064	\$610,000	14/05/2022

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 six months.