

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2 Snowden Place, Roxburgh Park, VIC 3064

INDICATIVE SELLING PRICE

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

Range Between \$470,000 & \$500,000

MEDIAN SALE PRICE

Median price \$445,000 | House | Roxburgh Park (3064)

Period - From 1 January 2017 to 26 June 2017 | Source - Core Logic RP Data

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
37A CORONET AVE, ROXBURGH PARK VIC 3064	\$462,000	11/05/2017
17 SIENNA CT, ROXBURGH PARK VIC 3064	\$470,000	24/04/2017
33 MCKENZIE CRES, ROXBURGH PARK VIC 3064	\$480,000	10/04/2017