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	15 VILLAWOOD AVENUE 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Roxburgh Park
Period-from	01 Jul 2023	to	30 Jun 2024	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
25 RHINE DRIVE ROXBURGH PARK VIC 3064	$670,000	01-Jun-24
19 LYNX AVENUE ROXBURGH PARK VIC 3064	$660,000	29-Apr-24
23 LINCOLNE CRESCENT ROXBURGH PARK VIC 3064	$658,000	25-Apr-24

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.~~

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25 RHINE DRIVE ROXBURGH PARK VIC 3064

3 2 2

Sold Price RS $670,000 Sold Date 01-Jun-24

Distance 1.23km

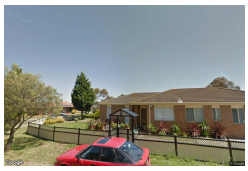


19 LYNX AVENUE ROXBURGH PARK VIC 3064

3 2 2

Sold Price $660,000 Sold Date 29-Apr-24

Distance 1.94km



23 LINCOLNE CRESCENT ROXBURGH PARK VIC 3064

3 2 2

Sold Price $658,000 Sold Date 25-Apr-24

Distance 2.02km

RS = Recent sale **UN** = Undisclosed Sale

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