Harcourts

STATEMENT OF INFORMATION

115/64 SAHI CRESCENT, ROXBURGH PARK, VIC 3064

PREPARED BY CON PEDIS PEDIS, HARCOURTS HUME, PHONE: 0413123643

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



115/64 SAHI CRESCENT, ROXBURGH

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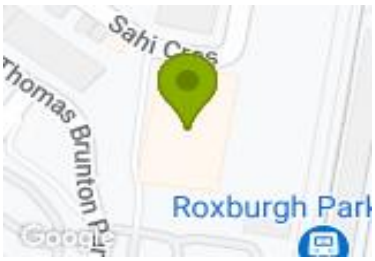
Indicative Selling Price

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

Single Price: **$265,000**

Provided by: Con Pedis, Harcourts Hume

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (Unit)

$505,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



207/64 SAHI CRES, ROXBURGH PARK, VIC

1 | 1 | 1

Sale Price

$245,000

Sale Date: 28/03/2024

Distance from Property: 0m

A



410/64 SAHI CRES, ROXBURGH PARK, VIC

1 | 1 | 1

Sale Price

$270,000

Sale Date: 07/03/2024

Distance from Property: 0m

B

This report has been compiled on 09/06/2024 by Harcourts Hume. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode	115/64 SAHI CRESCENT, ROXBURGH PARK, VIC 3064

Indicative selling price

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

Single Price:	$265,000

Median sale price

Median price	$505,000	Property type	Unit	Suburb	ROXBURGH PARK
Period	01 April 2023 to 31 March 2024	Source	pricefinder		

Comparable property sales

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.

Address of comparable property	Price	Date of sale
207/64 SAHI CRES, ROXBURGH PARK, VIC 3064	$245,000	28/03/2024
410/64 SAHI CRES, ROXBURGH PARK, VIC 3064	$270,000	07/03/2024

This Statement of Information was prepared on: 09/06/2024