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<br>Including suburb and postcode | 26 Truscott Avenue, Roxburgh Park Vic 3064 |

## Indicative selling price

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

Range between $595,000 & $650,000

## Median sale price

Median price $650,000 Property Type House Suburb Roxburgh Park

Period - From 01/07/2024 to 30/09/2024 Source REIV

## 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 |
|---|---|---|---|
| 1 | 52 Rhine Dr ROXBURGH PARK 3064 | $639,000 | 14/10/2024 |
| 2 | 31 Bentham St ROXBURGH PARK 3064 | $650,000 | 03/08/2024 |
| 3 | 117 Hayfield Rd ROXBURGH PARK 3064 | $640,000 | 19/07/2024 |

**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.~~

This Statement of Information was prepared on: 28/10/2024 13:45

# 26 Truscott Avenue, Roxburgh Park Vic 3064

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3 3 2

**Property Type:** House

Agent Comments

Built in 2020 (approx.)

**Indicative Selling Price**
$595,000 - $650,000
**Median House Price**
September quarter 2024: $650,000

## Comparable Properties



**52 Rhine Dr ROXBURGH PARK 3064 (REI)**

3 2 4

**Price:** $639,000
**Method:** Private Sale
**Date:** 14/10/2024
**Property Type:** House
**Land Size:** 504 sqm approx

Agent Comments

Larger land but older home



**31 Bentham St ROXBURGH PARK 3064 (REI/VG)**

3 2 2

**Price:** $650,000
**Method:** Auction Sale
**Date:** 03/08/2024
**Property Type:** House (Res)
**Land Size:** 282 sqm approx

Agent Comments

Similar style home and locale



**117 Hayfield Rd ROXBURGH PARK 3064 (REI/VG)**

3 2 -

**Price:** $640,000
**Method:** Private Sale
**Date:** 19/07/2024
**Property Type:** House
**Land Size:** 480 sqm approx

Agent Comments

Similar style home, larger land but older home



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