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	46 BLUEBIRD WAY 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	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Roxburgh Park
Period-from	01 May 2023	to	30 Apr 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
9 MASSEI CLOSE ROXBURGH PARK VIC 3064	$690,000	18-Dec-23
17 CRATHE CLOSE ROXBURGH PARK VIC 3064	$690,000	02-Mar-24
9 ADVENTURE CRESCENT ROXBURGH PARK VIC 3064	$670,000	08-Dec-23

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.~~

This Statement of Information was prepared on: 27 May 2024

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9 MASSEI CLOSE ROXBURGH PARK VIC 3064

4 2 2

Sold Price **$690,000** Sold Date **18-Dec-23**

Distance **0.11km**



17 CRATHE CLOSE ROXBURGH PARK VIC 3064

4 2 2

Sold Price RS **$690,000** Sold Date **02-Mar-24**

Distance **0.13km**



9 ADVENTURE CRESCENT ROXBURGH PARK VIC 3064

4 2 2

Sold Price **$670,000** Sold Date **08-Dec-23**

Distance **0.66km**

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

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