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	6 Solander Court 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	House	Suburb	Roxburgh Park
Period-from	01 Sep 2020	to	31 Aug 2021	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
8 Welsh Court Roxburgh Park VIC 3064	$710,000	14-May-21
9 Macalister Court Meadow Heights VIC 3048	$735,000	28-Jul-21
7 Recreation Street Roxburgh Park VIC 3064	$750,000	09-Jun-21

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 September 2021

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8 Welsh Court Roxburgh Park VIC 3064

5 3 2

Sold Price **$710,000** Sold Date **14-May-21**

Distance **0.57km**

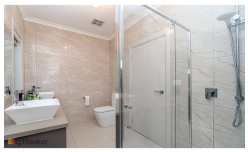


9 Macalister Court Meadow Heights VIC 3048

3 2 6

Sold Price RS **$735,000** Sold Date **28-Jul-21**

Distance **0.77km**



7 Recreation Street Roxburgh Park VIC 3064

4 2 2

Sold Price **$750,000** Sold Date **09-Jun-21**

Distance **1.64km**

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

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