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	4 Hollywood Drive 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Other	Suburb	Roxburgh Park
Period-from	01 Jul 2020	to	30 Jun 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
6 Cobby Court Roxburgh Park VIC 3064	$575,000	03-Mar-21
37 Bentham Street Roxburgh Park VIC 3064	$595,000	22-Apr-21
9 Stead Street Roxburgh Park VIC 3064	$617,000	08-May-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: 01 July 2021

BRAD TEAL • woodards

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6 Cobby Court Roxburgh Park VIC 3064

4 2 1

Sold Price **$575,000** Sold Date **03-Mar-21**

Distance **0.6km**



37 Bentham Street Roxburgh Park VIC 3064

4 2 2

Sold Price **$595,000** Sold Date **22-Apr-21**

Distance **0.24km**



9 Stead Street Roxburgh Park VIC 3064

3 2 2

Sold Price RS **$617,000** Sold Date **08-May-21**

Distance **0.58km**

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

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