

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	63 Ravenhill Boulevard, Roxburgh Park Vic 3064
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$725,000
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**Median sale price**

Median price	\$529,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Roxburgh Park
Period - From	01/07/2017	to	30/09/2017	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	15 Bluebird Way ROXBURGH PARK 3064	\$738,000	29/11/2017
2	108 Biltmore Cr ROXBURGH PARK 3064	\$700,000	02/12/2017
3	14 Thomas St ROXBURGH PARK 3064	\$696,000	07/10/2017

**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.



3   2   1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$725,000  
**Median House Price**  
September quarter 2017: \$529,500

## Comparable Properties

**15 Bluebird Way ROXBURGH PARK 3064 (VG)** Agent Comments

5   -   -

**Price:** \$738,000  
**Method:** Sale  
**Date:** 29/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



**108 Biltmore Cr ROXBURGH PARK 3064 (REI)** Agent Comments

5   2   2

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx



**14 Thomas St ROXBURGH PARK 3064 (REI)** Agent Comments

4   2   2

**Price:** \$696,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx