

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

70 Arena Avenue 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

\$1,025,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Land

Suburb

Roxburgh Park

Period-from

01 Nov 2020

to

31 Oct 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

4 Wattlevue Road Roxburgh Park VIC 3064	\$955,000	18-Jun-21
4 Watersedge Way Roxburgh Park VIC 3064	\$910,000	07-Jul-21
41 Katsura Retreat Roxburgh Park VIC 3064	\$885,000	21-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: 23 November 2021



**4 Wattlevue Road Roxburgh Park
VIC 3064**

 5  3  2

Sold Price

\$955,000

Sold Date

18-Jun-21

Distance

1.12km



**4 Watersedge Way Roxburgh Park
VIC 3064**

 5  2  2

Sold Price

\$910,000

Sold Date

07-Jul-21

Distance

1.54km



**41 Katsura Retreat Roxburgh Park
VIC 3064**

 4  2  2

Sold Price

\$885,000

Sold Date

21-Jun-21

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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