

## 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

19 Darlington Court Roxburgh Park VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Sep 2018

to

31 Aug 2019

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

7 Murchison Drive Roxburgh Park VIC 3064	\$650,000	02-Jul-19
39 Recreation Street Roxburgh Park VIC 3064	\$630,000	01-Jun-19
18 Biltmore Crescent Roxburgh Park VIC 3064	\$612,500	24-Mar-19

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: 17 September 2019



**7 Murchison Drive Roxburgh Park  
VIC 3064**

3 2 2

Sold Price

**\$650,000**

Sold Date

**02-Jul-19**

Distance

**2.73km**

**39 Recreation Street Roxburgh  
Park VIC 3064**

4 2 2

Sold Price

**\$630,000**

Sold Date

**01-Jun-19**

Distance

**0.92km**

### Notes from your agent

SUCCESSFULLY SOLD BY HARCOURTS ROXBURGH PARK



**18 Biltmore Crescent Roxburgh Park  
VIC 3064**

4 2 2

Sold Price

**\$612,500**

Sold Date

**24-Mar-19**

Distance

**0.29km**

### Notes from your agent

SUCCESSFULLY SOLD BY HARCOURTS ROXBURGH PARK

RS = Recent sale

UN = Undisclosed Sale

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