

STATEMENT OF INFORMATION

**Single residential property located
In the Melbourne metropolitan area.**

Property offered for sale Sections 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode

3 Mayfield Mews, 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 & \$730,000

Median sale price

(*Delete house or unit as applicable)

Median price \$585,000 house *unit Suburb or locality Roxburgh Park

Period - From 08/2017 to Current Source Core logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1.8 Silvan Terrace , Roxburgh Park , Vic 3064	\$ 715,000	26/07/2018
There were no more properties found.		

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)