

STATEMENT OF INFORMATION

12 GAUSSBERG WALK, ROXBURGH PARK, VIC 3064

PREPARED BY BURAK BINATLI, BORAN REAL ESTATE, PHONE: 0455663331

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 GAUSSBERG WALK, ROXBURGH

 4  3  4

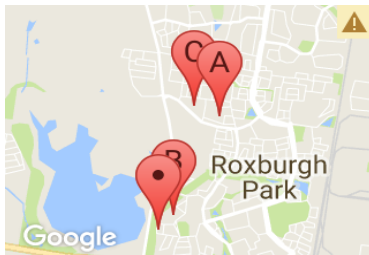
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$950,000 to \$1,000,000**

Provided by: C.Burak Binatli, Boran Real Estate

MEDIAN SALE PRICE



ROXBURGH PARK, VIC, 3064

Suburb Median Sale Price (House)

\$457,500

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



10 MAYFIELD MEWS, ROXBURGH PARK, VIC

 4  3  2

Sale Price

\$670,000

Sale Date: 27/02/2017

Distance from Property: 1.8km



2 HURLEY RISE, ROXBURGH PARK, VIC 3064

 4  3  2

Sale Price

\$715,000

Sale Date: 08/02/2017

Distance from Property: 292m



29 KATSURA RTT, ROXBURGH PARK, VIC 3064

 4  3  2

Sale Price

\$650,000

Sale Date: 30/11/2016

Distance from Property: 1.8km



This report has been compiled on 10/07/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 GAUSSBERG WALK, ROXBURGH PARK, VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$950,000 to \$1,000,000

Median sale price

Median price

\$457,500

House

Unit

Suburb

ROXBURGH PARK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
10 MAYFIELD MEWS, ROXBURGH PARK, VIC 3064	\$670,000	27/02/2017
2 HURLEY RISE, ROXBURGH PARK, VIC 3064	\$715,000	08/02/2017
29 KATSURA RTT, ROXBURGH PARK, VIC 3064	\$650,000	30/11/2016