

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 47 Lincolne Crescent, 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 750000 & \$760000

Median sale price

(*Delete house or unit as applicable)

Median price \$650K *House + *Unit Suburb Roxburgh Park

Period - From 01/10/2020 to 30/11/2021 Source Real Estate.com

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
8 Solander Court, Roxburgh Park, Vic 3064	\$795,000	04 Nov 2021
1 Stainsby Crescent Roxburgh Park Vic 3064	\$792,000	02 Oct 2021
6 Solander Court Roxburgh Park Vic 3064	\$790,000	27 Oct 2021

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.