

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

14/1-13 Katsura Retreat, Roxburgh Park Vic 3064

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$438,500 Property Type Unit Suburb Roxburgh Park

Period - From 01/01/2021 to 31/12/2021 Source REIV

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
1	9/11-13 Katsura Ret, Roxburgh Park, Vic 3064, Australia	\$525,000	12/04/2022
2	27 Grenville Tce ROXBURGH PARK 3064	\$540,000	17/03/2022
3	29 Grenville Tce ROXBURGH PARK 3064	\$495,000	20/12/2021

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.~~

This Statement of Information was prepared on: 12/04/2022 15:17



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median Unit Price
Year ending December 2021: \$438,500

Comparable Properties

9/11-13 Katsura Ret, Roxburgh Park, Vic 3064, Australia (REI) **Agent Comments**

3 2 2

Price: \$525,000
Method:
Date: 12/04/2022
Property Type: Unit



27 Grenville Tce ROXBURGH PARK 3064 (REI) **Agent Comments**

3 2 2

Price: \$540,000
Method: Sold Before Auction
Date: 17/03/2022
Property Type: House (Res)



29 Grenville Tce ROXBURGH PARK 3064 (REI) **Agent Comments**

3 2 2

Price: \$495,000
Method: Private Sale
Date: 20/12/2021
Property Type: House (Res)

Account - Love & Co