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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 7/1-13 Katsura Retreat, ROXBURGH PARK VIC 3064

Indicative selling price

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

Single Price

\$400,000

to

\$440,000

Median sale price

Median price \$460,000

House

X

Suburb

ROXBURGH PARK VIC 3064

Period - From

01/06/2016

to

30/06/2017

Source

Property Data Solutions Pty Ltd

Comparable property sales

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
21 Donvale Avenue, Roxburgh Park Vic 3064	\$450,000	20/05/2017
12/5 Korab Place Roxburgh Park Vic 3064	\$395,000	20/04/2017
9 Brushwood Cct, Roxburgh Park Vic 3064	\$480,000	22/04/2017

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