

STATEMENT OF INFORMATION

6 ATHOL AVENUE, ROXBURGH PARK, VIC 3064

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**6 ATHOL AVENUE, ROXBURGH PARK, VIC** 3 1 3**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$500,000 to \$520,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**ROXBURGH PARK, VIC, 3064**

Suburb Median Sale Price (House)

\$506,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.

**31 TIFFANY CRES, ROXBURGH PARK, VIC 3064** 3 2 2

Sale Price

***\$570,000**

Sale Date: 11/12/2017

Distance from Property: 437m

**4 ATHOL AVE, ROXBURGH PARK, VIC 3064** 3 2 2

Sale Price

\$615,000

Sale Date: 07/09/2017

Distance from Property: 17m

**33 SANDOVER DR, ROXBURGH PARK, VIC** 3 2 1

Sale Price

\$510,000

Sale Date: 02/09/2017

Distance from Property: 324m

**This report has been compiled on 24/02/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - 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

6 ATHOL AVENUE, ROXBURGH PARK, VIC 3064

Indicative selling price

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

Price Range: \$500,000 to \$520,000

Median sale price

Median price

\$506,000

House

Unit

Suburb

ROXBURGH PARK

Period

01 January 2017 to 31 December 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
31 TIFFANY CRES, ROXBURGH PARK, VIC 3064	*\$570,000	11/12/2017
4 ATHOL AVE, ROXBURGH PARK, VIC 3064	\$615,000	07/09/2017
33 SANDOVER DR, ROXBURGH PARK, VIC 3064	\$510,000	02/09/2017