

MR. SOFT SERVE GELATO  
WILL BE AT OUR AUCTION ON  
8<sup>th</sup> DECEMBER 2018 FROM 12:00 PM  
GRAB YOUR FREE GELATO OR SLUSHY



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Merrigan Court,  
ROXBURGH PARK 3064

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$420,000**

#### Median sale price

Median **House** for **ROXBURGH PARK** for period **Nov 2018 - Nov 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$513,000**

#### 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 the most comparable to the property for sale.

<b>7 Reading Close,</b> Roxburgh Park 3064	<b>Price \$500,000</b> Sold 03 October 2018
<b>15 Thurmand Court,</b> Roxburgh Park 3064	<b>Price \$490,000</b> Sold 29 October 2018
<b>14 Aquila Grove,</b> Roxburgh Park 3064	<b>Price \$497,500</b> Sold 04 August 2018

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

#### Raine & Horne Roxburgh Park

Shop 59, Somerton Road & David  
Monroe Drive,  
Roxburgh Park VIC 3064

#### Contact agents



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**Raine & Horne**