

## 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

7 Merrigan Court Roxburgh Park VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 6 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

4 Landles Rise Roxburgh Park VIC 3064	\$500,000	13-Mar-19
10 Tolson Court Roxburgh Park VIC 3064	\$508,000	23-Jun-18
13 Parker Court Roxburgh Park VIC 3064	\$490,000	13-Oct-18

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 6 months.~~

This Statement of Information was prepared on: 14 December 2019


**4 Landles Rise Roxburgh Park VIC 3064**

Sold Price

**\$500,000**

Sold Date

**13-Mar-19**
 3  2  2

Distance

**0.25km**

**10 Tolson Court Roxburgh Park VIC 3064**

Sold Price

**\$508,000**

Sold Date

**23-Jun-18**
 3  2  2

Distance

**0.31km**

**13 Parker Court Roxburgh Park VIC 3064**

Sold Price

**\$490,000**

Sold Date

**13-Oct-18**
 3  2  1

Distance

**0.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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