



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Emerson Court, ROXBURGH PARK 3064

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$ 465,000**

### Median sale price

Median **House** for **ROXBURGH PARK** for period **Jul 2017 - Jul 2017**

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

**\$ 510,000**

### 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.

**20 Beechworth Avenue,**  
Roxburgh Park 3064

**Price \$ 510,000** Sold 29 April 2017

**2 Moody Court,**  
Roxburgh Park 3064


**Price \$ 487,500** Sold 07 April 2017

**12 Chesterville Court,**  
Roxburgh Park 3064

**Price \$ 500,000** Sold 30 May 2017

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).

### Contact agents

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