

## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

---

PROPERTY OFFERED FOR SALE

**4 Prosperity Way, 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)

**Range Between \$445,000 & \$460,000**

---

MEDIAN SALE PRICE

**Median price \$250,000 | Vacant Land | Roxburgh Park (3064)**

**Period - From 1 September 2018 to 31 August 2019 | Source - CoreLogic**

---

COMPARABLE PROPERTY SALES

**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 six months.**

This statement of information was prepared on 19/09/2019