

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Hynes place,  
ROXBURGH PARK 3064

### Indicative selling price

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

**Range \$560,000 - \$600,000**

### Median sale price

Median **House** for **ROXBURGH PARK** for period **Jul 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$538,000**

### 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.

**17 KAT SURART T,**  
ROXBURGH PARK 3064

Price **\$599,000** Sold 08  
February 2019

**13 MACKELLAR DR,**  
ROXBURGH PARK 3064

Price **\$587,000** Sold 29  
December 2018

**10 HAYFIELD RD,**  
ROXBURGH PARK 3064

Price **\$600,000** Sold 18  
December 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 Pricefinder.

House

4 beds

2 baths

2 parking

### Capital & Co. Real Estate

11/326 Settlement Road,  
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### Contact agents



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