



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**24 Mackellar Drive,  
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)

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **ROXBURGH PARK** for period **Apr 2019 - Oct 2019**

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

**\$600,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**2 Matthews Avenue,**  
Roxburgh Park 3064

Price **\$529,000** Sold 23  
September 2019

**26 Edgcombe Way,**  
Roxburgh Park 3064

Price **\$516,000** Sold 26 June  
2019

**6 Parnell Court,**  
Roxburgh Park 3064

Price **\$491,000** Sold 13 June  
2019

This Statement of Information was prepared on 1st Oct 2019

### 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).

### Ray White Glenroy

2/789 Pascoe Vale Road,  
Glenroy VIC 3046

### Contact agents



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