

31.6m

12.5m

395m<sup>2</sup>

12.5m

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
4 Parkfront Cres,  
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 \$410,000 - \$430,000**

### Median sale price

Median **Vacant Land** for **ROXBURGH PARK** for period **Mar 2018 - Oct 2018**

Sourced from **CORELOGIC RP DATA**.

**\$305,000**

### 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.

**61 Mackellar Drive,**  
Roxburgh Park 3064

Price **\$420,000** Sold 24 July  
2018

**53 Arena Avenue,**  
Roxburgh Park 3064

Price **\$420,000** Sold 26  
March 2018

**59 Mackellar Drive,**  
Roxburgh Park 3064

Price **\$439,000** Sold 18  
March 2018

This Statement of Information was prepared on 18th Sep 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 CORELOGIC RP DATA.

Vacant Land  
**Raine & Horne**

#### Raine & Horne Reservoir

280 Broadway,  
Reservoir VIC 3073

#### Contact agents



**Yash Ghedia**  
Raine and Horne

0 447 222 999

0 447 222 999

[yash.ghedia@reservoir.rh.com.au](mailto:yash.ghedia@reservoir.rh.com.au)



**Chintan Bhimajiyani**  
Raine and Horne

0 430 156 361

[chintan.b@reservoir.rh.com.au](mailto:chintan.b@reservoir.rh.com.au)

**Raine & Horne**