

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 Cambridge Crescent, ROXBURGH PARK 3064

House



3 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 \$490,000 - \$539,000**

### Median sale price

Median **House** for **ROXBURGH PARK** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$553,000**

### 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.

**16 Phoenix Court,**  
Roxburgh Park 3064

Price **\$520,000** Sold 30  
January 2018

**24 Phoenix Court,**  
Roxburgh Park 3064

Price **\$475,000** Sold 20  
March 2018

**19 Mackellar Drive,**  
Roxburgh Park 3064

Price **\$533,000** Sold 11  
November 2017

### 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.

#### Ray White Craigieburn

Shop D00-03, Craigieburn Central,  
340 Craigieburn Road,  
Craigieburn VIC 3064

#### Contact agents



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**RayWhite**