



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Paroo Avenue, ROXBURGH PARK 3064

House

4 beds

2 baths

1 parking

### Indicative selling price

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

**Range \$580,000 - \$638,000**

### Median sale price

Median **House** for **ROXBURGH PARK** for period **Feb 2018 - May 2018**

Sourced from **REA**.

**\$578,250**

### 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.

**7 Bentley Avenue,**  
Roxburgh Park 3064

Price **\$610,000** Sold 02 May  
2018

**18 Pickersgill Crescent,**  
Roxburgh Park 3064

Price **\$600,000** Sold 11  
December 2017

**16 Manley Avenue,**  
Roxburgh Park 3064

Price **\$570,000** Sold 30 April  
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 REA.


### Ray White Glenroy

2/789 Pascoe Vale Road,  
Glenroy VIC 3046

### Contact agents

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