



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 74 Roycroft Avenue, MILL PARK 3082

House



3 beds



1 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 \$560,000 - \$600,000**

### Median sale price

Median **House** for **MILL PARK** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$676,250**

### 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.

**113 Roycroft Avenue,**  
Mill Park 3082

Price **\$600,000** Sold 18  
December 2017

**140 Roycroft Avenue,**  
Mill Park 3082

Price **\$598,000** Sold 09  
December 2017

**4 Nagle Court,**  
Mill Park 3082

Price **\$560,000** Sold 14  
October 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.

### Contact agents



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**RayWhite**