Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Neman Court Roxburgh Park VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$520,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	House	Suburb	Roxburgh Park
Period-from	01 Jan 2021	to	31 Dec 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
30 McIntyre Avenue Roxburgh Park VIC 3064	$535,000	20-Oct-21
11 Darlington Court Roxburgh Park VIC 3064	$520,000	21-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 January 2022

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30 McIntyre Avenue Roxburgh Park VIC 3064
3 2 1
Sold Price **$535,000** Sold Date **20-Oct-21**
Distance **1.55km**



11 Darlington Court Roxburgh Park VIC 3064
3 1 1
Sold Price **$520,000** Sold Date **21-Sep-21**
Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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