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 Courtyard Way, Roxburgh Park Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $520,000

Median sale price

Median price $662,000 Property Type House Suburb Roxburgh Park

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	12/5 Korab Pl ROXBURGH PARK 3064	$515,000	13/11/2024
2	4 Parer Way ROXBURGH PARK 3064	$500,000	23/10/2024
3	41 Almands Av ROXBURGH PARK 3064	$490,000	24/08/2024

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 six months.~~

This Statement of Information was prepared on: 26/11/2024 10:35

2 Courtyard Way, Roxburgh Park Vic 3064

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 184 sqm approx

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median House Price
Year ending September 2024: $662,000

Comparable Properties



12/5 Korab Pl ROXBURGH PARK 3064 (REI)

3 2 2

Price: $515,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 245 sqm approx

Agent Comments



4 Parer Way ROXBURGH PARK 3064 (REI)

3 2 2

Price: $500,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments



41 Almands Av ROXBURGH PARK 3064 (REI)

3 2 2

Price: $490,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

Agent Comments

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