

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

21 Parker 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 \$740,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$650K *House + *Unit Suburb

Period - From to Source

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
8 Solander Court Roxburgh Park Vic 3064	\$795,000	04 Nov 2021
38 Silvester Parade, Roxburgh Park Vic 3064	\$720,000	09 Oct 2021
6 Solander Court Roxburgh Park Vic 3064	\$790,000	27 Oct 2021

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.