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	77-79 Gosford Court, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,300,000 & $2,450,000

Median sale price

Median price $2,150,000 Property Type House Suburb Park Orchards

Period - From 01/04/2023 to 31/03/2024 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	700-702 Park Rd PARK ORCHARDS 3114	$2,405,000	27/05/2024
2	5-7 Dalry Av PARK ORCHARDS 3114	$2,315,000	21/03/2024
3	295 Old Warrandyte Rd RINGWOOD NORTH 3134	$2,300,000	09/02/2024

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: 11/06/2024 16:41

77-79 Gosford Court, Park Orchards Vic 3114

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5 3 4

Property Type: House
Land Size: 4098 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,450,000
Median House Price
Year ending March 2024: $2,150,000

Comparable Properties



700-702 Park Rd PARK ORCHARDS 3114 (REI)

5 3 3

Price: $2,405,000
Method: Private Sale
Date: 27/05/2024
Property Type: House
Land Size: 2286 sqm approx

Agent Comments



5-7 Dalry Av PARK ORCHARDS 3114 (REI)

4 2 4

Price: $2,315,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 2044 sqm approx

Agent Comments



295 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI/VG)

5 3 2

Price: $2,300,000
Method: Private Sale
Date: 09/02/2024
Property Type: House (Res)
Land Size: 4050 sqm approx

Agent Comments

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