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	22-24 Rainbow Valley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,695,000 & $1,795,000

Median sale price

Median price $1,850,500 Property Type House Suburb Park Orchards

Period - From 18/01/2021 to 17/01/2022 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.~~

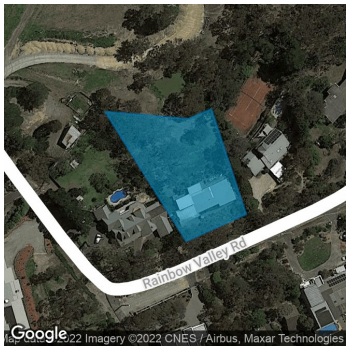
	Address of comparable property	Price	Date of sale
1	6 Daniel Ct PARK ORCHARDS 3114	$1,800,000	07/12/2021
2			
3			

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: 18/01/2022 12:35

22-24 Rainbow Valley Road, Park Orchards Vic 3114



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 2152 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000 - $1,795,000
Median House Price
18/01/2021 - 17/01/2022: $1,850,500

Comparable Properties



6 Daniel Ct PARK ORCHARDS 3114 (REI)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 07/12/2021
Property Type: House (Res)
Land Size: 2702 sqm approx

Agent Comments

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.

Account - Hoskins | P: 98747677, 9722 9755

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