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	50 Smedley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,700,000 & $1,825,000

Median sale price

Median price $1,915,000 Property Type House Suburb Park Orchards

Period - From 01/10/2019 to 30/09/2020 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	2-4 Feversham Av PARK ORCHARDS 3114	$1,770,000	30/11/2019
2	29-31 Arundel Rd PARK ORCHARDS 3114	$1,720,000	21/01/2020
3	10 Timberglades PARK ORCHARDS 3114	$1,700,000	08/01/2020

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: 12/10/2020 11:44

50 Smedley Road, Park Orchards Vic 3114

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Property Type: House (Previously Occupied - Detached)
Land Size: 4492 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,825,000
Median House Price
Year ending September 2020: $1,915,000

Comparable Properties



2-4 Feversham Av PARK ORCHARDS 3114 (REI)

3 2 2

Price: $1,770,000
Method: Private Sale
Date: 30/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 2754 sqm approx

Agent Comments



29-31 Arundel Rd PARK ORCHARDS 3114 (REI)

5 3 2

Price: $1,720,000
Method: Private Sale
Date: 21/01/2020
Property Type: House
Land Size: 2045 sqm approx

Agent Comments



10 Timberglades PARK ORCHARDS 3114 (REI/VG)

5 2 4

Price: $1,700,000
Method: Private Sale
Date: 08/01/2020
Property Type: House
Land Size: 4011 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.