Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
Facsimile 03 9874 6292

Croydon
142 Maroondah Highway
Croydon VIC 3136
Telephone 03 9722 9755
Facsimile 03 9723 1755

Email info@hoskins.com.au

www.hoskins.com.au

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	684 – 686 Park Road, Park Orchards Vic 3114

Indicative selling price

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

range between	$1,350,000	&	$1,485,000

Median sale price

Median price	$1,507,500	*House	X		Park Orchards
Period - From	Jan 17	to	March 17	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. 34-36 Brympton Avenue Park Orchards	$1,415,000	26/02/17
2. 45-47 Enfield Avenue Park Orchards	$1,421,000	12/04/17
3. 696-698 Park Road Park Orchards	$1,169,000	01/03/17