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	1-13 South Valley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,250,000 Property Type House Suburb Park Orchards

Period - From 01/01/2022 to 31/03/2022 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 Kyreli Cl DONVALE 3111	$2,170,000	12/03/2022
2	4 Timberglades PARK ORCHARDS 3114	$2,010,000	05/05/2022
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: 25/06/2022 15:21

1-13 South Valley Road, Park Orchards Vic 3114

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4 2 3

Property Type: Land
Land Size: 4003 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2022: $2,250,000

Comparable Properties



6 Kyreli Cl DONVALE 3111 (REI/VG)

5 2 2

Price: $2,170,000
Method: Private Sale
Date: 12/03/2022
Property Type: House
Land Size: 4119 sqm approx

Agent Comments



4 Timberglades PARK ORCHARDS 3114 (REI)

5 2 2

Price: $2,010,000
Method: Private Sale
Date: 05/05/2022
Property Type: House (Res)
Land Size: 4003 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.

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