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	484-486 Park Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,804,000 Property Type House Suburb Park Orchards

Period - From 11/05/2020 to 10/05/2021 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	609-611 Park Rd PARK ORCHARDS 3114	$1,470,000	25/11/2020
2	5 Nioka Ct PARK ORCHARDS 3114	$1,400,000	17/03/2021
3	70-72 Frogmore Cr PARK ORCHARDS 3114	$1,400,000	23/02/2021

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: 11/05/2021 15:41

484-486 Park Road, Park Orchards Vic 3114

Peter Moulden
9874 7677
0413 336 864
peter@hoskins.com.au



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 2020 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
11/05/2020 - 10/05/2021: $1,804,000

Comparable Properties

609-611 Park Rd PARK ORCHARDS 3114 (REI)

4 2 1

Price: $1,470,000
Method: Private Sale
Date: 25/11/2020
Property Type: House (Res)
Land Size: 2146 sqm approx

Agent Comments



5 Nioka Ct PARK ORCHARDS 3114 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 17/03/2021
Property Type: House (Res)
Land Size: 4050 sqm approx

Agent Comments



70-72 Frogmore Cr PARK ORCHARDS 3114 (REI)

4 1 1

Price: $1,400,000
Method: Private Sale
Date: 23/02/2021
Property Type: House (Res)
Land Size: 2339 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.