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	3 Yarrabee Rise, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,850,000 Property Type House Suburb Park Orchards

Period - From 01/07/2021 to 30/09/2021 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	186 Berringa Rd PARK ORCHARDS 3114	$2,378,000	27/05/2021
2	27-29 Drayton Cr PARK ORCHARDS 3114	$2,105,000	06/10/2021
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: 19/10/2021 14:44

3 Yarrabee Rise, Park Orchards Vic 3114

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5 3 5

Property Type: House (Res)
Land Size: 6549 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
September quarter 2021: $1,850,000

Comparable Properties



186 Berringa Rd PARK ORCHARDS 3114 (REI/VG)

4 2 6

Price: $2,378,000
Method: Private Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 3739 sqm approx

Agent Comments



27-29 Drayton Cr PARK ORCHARDS 3114 (REI)

5 3 3

Price: $2,105,000
Method: Auction Sale
Date: 06/10/2021
Property Type: House (Res)
Land Size: 2044 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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