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	22 Milne Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,350,000 Property Type House Suburb Park Orchards

Period - From 01/04/2024 to 30/06/2024 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	113 Smedley Rd PARK ORCHARDS 3114	$1,910,000	07/08/2024
2	1 Yarrabee Rise PARK ORCHARDS 3114	$2,100,000	01/06/2024
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: 01/10/2024 10:32

22 Milne Road, Park Orchards Vic 3114

Dallas Taylor
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4 3 12

Property Type: House
Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2024: $2,350,000

Comparable Properties



113 Smedley Rd PARK ORCHARDS 3114 (REI)

4 2 2

Agent Comments

Price: $1,910,000
Method: Private Sale
Date: 07/08/2024
Property Type: House (Res)
Land Size: 4867 sqm approx



1 Yarrabee Rise PARK ORCHARDS 3114 (VG)

3 - -

Agent Comments

Price: $2,100,000
Method: Sale
Date: 01/06/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 5296 sqm approx

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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