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	5 Raymond Elliot Court, Park Orchards Vic 3114

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $2,020,000 Property Type House Suburb Park Orchards

Period - From 01/10/2023 to 30/09/2024 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	24 Long Valley Way DONCASTER EAST 3109	$1,430,000	12/10/2024
2	13 Michellan Ct DONVALE 3111	$1,510,000	03/08/2024
3	5 Newlands Cr DONCASTER EAST 3109	$1,490,000	25/06/2024

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: 29/10/2024 12:45

5 Raymond Elliot Court, Park Orchards Vic 3114

Grant Lynch
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4 3 4

Property Type: House
Land Size: 4002 sqm approx

Agent Comments

Indicative Selling Price
$1,495,000
Median House Price
Year ending September 2024: $2,020,000

Comparable Properties



24 Long Valley Way DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



13 Michellan Ct DONVALE 3111 (REI/VG)

4 2 2

Price: $1,510,000
Method: Sold Before Auction
Date: 03/08/2024
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



5 Newlands Cr DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,490,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 651 sqm approx

Agent Comments

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