

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

171-173 Berringa Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,750,000 & \$3,000,000

Median sale price

Median price \$2,021,000 Property Type House Suburb Park Orchards

Period - From 01/04/2021 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	20 Mcewan Rd PARK ORCHARDS 3114	\$3,008,000	23/11/2021
2	26 Smedley Rd RINGWOOD NORTH 3134	\$2,830,000	19/04/2022
3	2 Brympton Av PARK ORCHARDS 3114	\$2,610,000	22/02/2022

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:

21/05/2022 11:07



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2367 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,000,000
Median House Price
Year ending March 2022: \$2,021,000

Comparable Properties



20 Mcewan Rd PARK ORCHARDS 3114 (REI/VG)

Agent Comments



Price: \$3,008,000
Method: Private Sale
Date: 23/11/2021
Property Type: House (Res)
Land Size: 3843 sqm approx



26 Smedley Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**



Price: \$2,830,000
Method: Private Sale
Date: 19/04/2022
Property Type: House (Res)
Land Size: 2749 sqm approx

2 Brympton Av PARK ORCHARDS 3114 (VG) **Agent Comments**



Price: \$2,610,000
Method: Sale
Date: 22/02/2022
Property Type: House (Res)
Land Size: 2045 sqm approx