Statement of Information

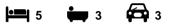
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	erty offered f	for sale								
Address Including suburb and postcode		and	138 Berringa Road, Park Orchards Vic 3114							
Indica	ative selling	price								
For the	e meaning of t	this price see	cons	sumer.vic.gov.au	ı/underquo	ting				
Range between \$3,20		3,200,000	0,000 & \$3,5			,500,000				
Media	an sale price	•				_				
Median price \$2,350		350,000	000 Property Type House Sub				ourb Park O	urb Park Orchards		
Period - From 01/04/		04/2024	to	30/06/2024	So	ource RE	IV			
Comp	oarable prop	erty sales	(*Del	lete A or B bel	ow as ap	plicable))			
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										
2										
3										
OR							•			
В*				epresentative reavo kilometres of	•				•	
This Statement of Information wa					n was prep	pared on:	26/08/2024 09:34			







Rooms: 13

Property Type: House (Res) **Land Size:** 8527 sqm approx

Agent Comments

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price June quarter 2024: \$2,350,000

Comparable Properties

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



