

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

8-12 Williams Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,680,000

&

\$1,800,000

Median sale price

Median price \$1,915,000

Property Type House

Suburb Park Orchards

Period - From 01/10/2019

to 30/09/2020

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	6-8 Bowmore Av PARK ORCHARDS 3114	\$1,826,000	11/11/2020
2	29-31 Gosford Cr PARK ORCHARDS 3114	\$1,800,000	12/12/2020
3	26-28 Curry Rd PARK ORCHARDS 3114	\$1,720,000	25/11/2020

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:

07/01/2021 11:35

8-12 Williams Road, Park Orchards Vic 3114



Stephen Le Get

9908 5700

0438 558 870

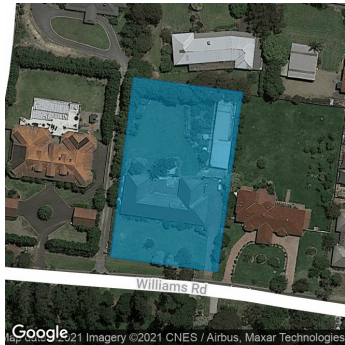
stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$1,680,000 - \$1,800,000

Median House Price

Year ending September 2020: \$1,915,000



5 3 7

Property Type: House

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



6-8 Bowmore Av PARK ORCHARDS 3114 (REI) **Agent Comments**

4 2 3

Price: \$1,826,000

Method: Private Sale

Date: 11/11/2020

Property Type: House (Res)

Land Size: 2048 sqm approx



29-31 Gosford Cr PARK ORCHARDS 3114 (REI) **Agent Comments**

3 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 4054 sqm approx



26-28 Curry Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

5 4 2

Price: \$1,720,000

Method: Private Sale

Date: 25/11/2020

Property Type: House (Res)

Land Size: 4046 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.