

# 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

656 Ringwood-warrandyte Road, Park Orchards Vic 3114

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,650,000

### Median sale price

Median price \$1,883,000 Property Type House Suburb Park Orchards

Period - From 01/10/2022 to 31/12/2022 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 | 22-24 Brucedale Cr PARK ORCHARDS 3114  | \$1,670,000 | 31/08/2022   |
| 2 | 149-151 Berringa Rd PARK ORCHARDS 3114 | \$1,650,000 | 03/11/2022   |
| 3 | 157 Glenvale Rd DONVALE 3111           | \$1,650,000 | 15/08/2022   |

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: 03/02/2023 15:40

656 Ringwood-warrandyte Road, Park Orchards Vic 3114

**McGrath**

Lily Zhang  
0434450888  
lilyzhang@mcgrath.com.au



5 2 6

**Property Type:** House (Res)  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,650,000  
**Median House Price**  
December quarter 2022: \$1,883,000

## Comparable Properties



**22-24 Brucedale Cr PARK ORCHARDS 3114 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 31/08/2022  
**Property Type:** House  
**Land Size:** 4153 sqm approx



**149-151 Berringa Rd PARK ORCHARDS 3114 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 03/11/2022  
**Property Type:** House (Res)  
**Land Size:** 2057 sqm approx



**157 Glenvale Rd DONVALE 3111 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 15/08/2022  
**Property Type:** House (Res)  
**Land Size:** 4139 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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