

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

504-506 Park Road, Park Orchards Vic 3114

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Park Orchards

Period - From

01/04/2024

to

30/06/2024

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	148-150 Berringa Rd PARK ORCHARDS 3114	\$1,900,000	19/07/2024
2	436-438 Park Rd PARK ORCHARDS 3114	\$2,090,000	13/05/2024
3	533-539 Park Rd PARK ORCHARDS 3114	\$1,910,000	01/03/2024

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:

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Rooms: 8
Property Type: House
Land Size: 2043 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
June quarter 2024: \$2,350,000

Comparable Properties



148-150 Berringa Rd PARK ORCHARDS 3114 (REI) Agent Comments

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 19/07/2024
Property Type: House (Res)
Land Size: 4046 sqm approx



436-438 Park Rd PARK ORCHARDS 3114 (REI) Agent Comments

5 2 4

Price: \$2,090,000
Method: Private Sale
Date: 13/05/2024
Property Type: House (Res)



533-539 Park Rd PARK ORCHARDS 3114 (REI/VG) Agent Comments

4 2 4

Price: \$1,910,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 2663 sqm approx