## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5-7 Minter Court, Park Orchards Vic 3114

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$3,350,000		&		\$3,650,000			
Median sale p	rice							
Median price	\$2,276,500	Pro	operty Type	Hou	ISE		Suburb	Park Orchards
Period - From	01/04/2023	to	30/06/2023	5	So	ource	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 sixmonths 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

**B**<sup>\*</sup> 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:

14/09/2023 12:13



5-7 Minter Court, Park Orchards Vic 3114







**Property Type:** Land **Land Size:** 60040 sqm approx Agent Comments 9874 7677 0418 345 008 john@hoskins.com.au

John Hoskins

Indicative Selling Price \$3,350,000 - \$3,650,000 Median House Price June quarter 2023: \$2,276,500

# **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 - Hoskins | P: 98747677, 9722 9755





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