

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	695-697 Park Road, Park Orchards Vic 3114
---------------------------------------	---

Indicative selling price

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

Single price	\$1,400,000
--------------	-------------

Median sale price

Median price	\$2,199,000	Property Type	House	Suburb	Park Orchards
Period - From	01/10/2024	to	31/12/2024	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	1-3 Gosford Cr PARK ORCHARDS 3114	\$1,650,000	19/12/2024
2	1-3 Feversham Av PARK ORCHARDS 3114	\$1,680,000	18/10/2024
3	16-18 Arundel Rd PARK ORCHARDS 3114	\$1,680,000	18/08/2024

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:	24/01/2025 09:57
--	------------------