

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

145-147 Berringa Road Park Orchards VIC 3114

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Park Orchards

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

484-486 Park Road Park Orchards VIC 3114	\$1,300,000	03-Jul-21
7-9 Drayton Crescent Park Orchards VIC 3114	\$1,336,000	01-Apr-21
70-72 Frogmore Crescent Park Orchards VIC 3114	\$1,400,000	23-Feb-21

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 6 months.~~

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484-486 Park Road Park Orchards VIC 3114

4 2 2

Sold Price

^{RS} **\$1,300,000**

Sold Date

03-Jul-21

Distance

1.52km



7-9 Drayton Crescent Park Orchards VIC 3114

3 2 -

Sold Price

\$1,336,000

Sold Date

01-Apr-21

Distance

1.62km



70-72 Frogmore Crescent Park Orchards VIC 3114

3 1 1

Sold Price

\$1,400,000

Sold Date

23-Feb-21

Distance

1.35km



117-119 Berringa Road Park Orchards VIC 3114

4 2 5

Sold Price

\$1,425,000

Sold Date

27-Oct-20

Distance

0.31km



672-674 Park Road Park Orchards VIC 3114

4 2 2

Sold Price

Sold Date

26-Jul-20

Distance

0.32km



609-611 Park Road Park Orchards VIC 3114

4 2 1

Sold Price

\$1,470,000

Sold Date

25-Nov-20

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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