

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

80-82 Berringa Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Park Orchards

Period - From 01/01/2022 to 31/03/2022 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	2 Yarrabee Rise PARK ORCHARDS 3114	\$2,615,000	28/02/2022
2	3 Josie Ct PARK ORCHARDS 3114	\$2,400,000	09/04/2022
3	33-35 Alva Av PARK ORCHARDS 3114	\$2,240,000	22/02/2022

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:

17/05/2022 16:30



Property Type: House
Land Size: 4078 sqm approx
Agent Comments

Comparable Properties



2 Yarrabee Rise PARK ORCHARDS 3114 (REI/VG)

Agent Comments



Price: \$2,615,000
Method: Private Sale
Date: 28/02/2022
Property Type: House (Res)
Land Size: 4559 sqm approx



3 Josie Ct PARK ORCHARDS 3114 (REI)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 09/04/2022
Property Type: House
Land Size: 4232 sqm approx



33-35 Alva Av PARK ORCHARDS 3114 (REI)

Agent Comments



Price: \$2,240,000
Method: Private Sale
Date: 22/02/2022
Property Type: House (Res)
Land Size: 3678 sqm approx