

# 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

21 Smedley Road, Park Orchards Vic 3114

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### 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 | 33-35 Alva Av PARK ORCHARDS 3114       | \$2,240,000 | 22/02/2022   |
| 2 | 82-84 Brucedale Cr PARK ORCHARDS 3114  | \$2,021,000 | 20/12/2021   |
| 3 | 117-119 Berringa Rd PARK ORCHARDS 3114 | \$1,851,000 | 13/04/2022   |

**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:

25/05/2022 13:49



 4  3  2

**Property Type:** House

**Land Size:** 4178 sqm approx

**Agent Comments**

## Comparable Properties



**33-35 Alva Av PARK ORCHARDS 3114 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$2,240,000

**Method:** Private Sale

**Date:** 22/02/2022

**Property Type:** House (Res)

**Land Size:** 3678 sqm approx



**82-84 Brucedale Cr PARK ORCHARDS 3114 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$2,021,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** House

**Land Size:** 4153 sqm approx



**117-119 Berringa Rd PARK ORCHARDS 3114 (REI)**

**Agent Comments**

 4  2  5

**Price:** \$1,851,000

**Method:** Private Sale

**Date:** 13/04/2022

**Property Type:** House (Res)

**Land Size:** 2044 sqm approx