

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

1 Nioka Court, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,220,778

Property Type House

Suburb Park Orchards

Period - From 01/10/2021

to 30/09/2022

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	29-31 Curry Rd PARK ORCHARDS 3114	\$2,320,000	14/09/2022
2	5-7 Milne Rd PARK ORCHARDS 3114	\$2,250,000	04/10/2022
3	1-13 South Valley Rd PARK ORCHARDS 3114	\$2,150,000	27/07/2022

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:

02/11/2022 17:32



 4  2  6

Rooms: 12
Property Type: House (Res)
Land Size: 4890 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending September 2022: \$2,220,778

Comparable Properties



29-31 Curry Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 5  3  6

Price: \$2,320,000
Method: Private Sale
Date: 14/09/2022
Property Type: House (Res)
Land Size: 5556 sqm approx



5-7 Milne Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 5  4  6

Price: \$2,250,000
Method: Private Sale
Date: 04/10/2022
Property Type: House
Land Size: 4048 sqm approx



1-13 South Valley Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  2  3

Price: \$2,150,000
Method: Private Sale
Date: 27/07/2022
Property Type: House (Res)
Land Size: 4003 sqm approx

Account - Hoskins | P: 98747677, 9722 9755