

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

63-65 Corriedale Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,160,000 Property Type House Suburb Park Orchards

Period - From 01/07/2022 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	1-13 South Valley Rd PARK ORCHARDS 3114	\$2,150,000	27/07/2022
2	1 Nioka Ct PARK ORCHARDS 3114	\$2,125,000	13/12/2022
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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: 12/01/2023 12:42



Property Type: House

Land Size: 2049 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$2,150,000

Method: Private Sale

Date: 27/07/2022

Property Type: House (Res)

Land Size: 4003 sqm approx



1 Nioka Ct PARK ORCHARDS 3114 (REI)

Agent Comments



Price: \$2,125,000

Method: Private Sale

Date: 13/12/2022

Property Type: House

Land Size: 4896 sqm approx

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.