

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 Daniel Court, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,175,000

Property Type House

Suburb Park Orchards

Period - From 01/04/2022

to 30/06/2022

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	58 Berrima Rd DONVALE 3111	\$2,480,000	11/04/2022
2	33-35 Alva Av PARK ORCHARDS 3114	\$2,240,000	22/02/2022
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:

15/08/2022 11:36



 4  3  2

Rooms: 11

Property Type: House (Res)

Land Size: 4342 sqm approx

Agent Comments

Comparable Properties



58 Berrima Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  2  5

Price: \$2,480,000

Method: Private Sale

Date: 11/04/2022

Property Type: House (Res)

Land Size: 4003 sqm approx



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



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