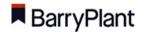
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offere	d for sa	ale									
Address Including suburb and postcode			19-23 North Valley Road, Park Orchards Vic 3114									
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$2,30			,000		&		\$2,500,000					
Median sale price												
Median price \$1,540		\$1,540,0	00	Property T		Hous	е		Suburk	Park Orcha	rds	
Period - From 01/07/2		01/07/20	20	to 30/09/2020		)	Source REIV		REIV			
Comparable property sales (*Delete A or B below as applicable)												
<b>A*</b>	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												
3												
OR												
В*	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:									on:	23/11/2020 08:02		











Property Type: House Land Size: 4000 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,300,000 - \$2,500,000 **Median House Price** 

September quarter 2020: \$1,540,000

## Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



