

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

106 Rodger Road, Panton Hill Vic 3759

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Panton Hill

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	555 Kangaroo Ground St Andrews Rd PANTON HILL 3759	\$2,475,000	16/06/2022
2	637 Kangaroo Ground St Andrews Rd PANTON HILL 3759	\$2,279,000	18/06/2022
3			

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:

08/11/2022 13:17



6 3 2

Rooms: 11

Property Type: House

Land Size: 34600 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending September 2022: \$1,800,000

Comparable Properties



**555 Kangaroo Ground St Andrews Rd
PANTON HILL 3759 (REI/VG)**

Agent Comments

7 3 3

Price: \$2,475,000

Method: Private Sale

Date: 16/06/2022

Property Type: House

Land Size: 84966 sqm approx



**637 Kangaroo Ground St Andrews Rd
PANTON HILL 3759 (REI)**

Agent Comments

6 3 2

Price: \$2,279,000

Method: Private Sale

Date: 18/06/2022

Rooms: 8

Property Type: House (Res)

Land Size: 64749.70 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.