

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

6 Alder Court, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

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	14-16 Beckett Rd DONVALE 3111	\$1,664,000	14/05/2022
2	157 Glenvale Rd DONVALE 3111	\$1,650,000	15/08/2022
3	104-106 Smedley Rd PARK ORCHARDS 3114	\$1,650,000	20/07/2022

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:

31/10/2022 14:41

John Hoskins

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

September quarter 2022: \$2,160,000



 5  2  2

Property Type: House

Land Size: 4631 sqm approx

Agent Comments

Comparable Properties



14-16 Beckett Rd DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,664,000

Method: Auction Sale

Date: 14/05/2022

Rooms: 7

Property Type: House (Res)

Land Size: 4048 sqm approx



157 Glenvale Rd DONVALE 3111 (REI)

Agent Comments

 4  2  3

Price: \$1,650,000

Method: Private Sale

Date: 15/08/2022

Property Type: House (Res)

Land Size: 4139 sqm approx



104-106 Smedley Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Private Sale

Date: 20/07/2022

Property Type: House (Res)

Land Size: 4606 sqm approx

Account - Hoskins | P: 98747677, 9722 9755