

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	117-119 Arundel Road, Park Orchards Vic 3114
---	--

Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,720,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Park Orchards"/>
Period - From	<input type="text" value="01/04/2019"/>	to	<input type="text" value="31/03/2020"/>	Source	<input type="text" value="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	29-31 Arundel Rd PARK ORCHARDS 3114	\$1,720,000	21/01/2020
2	2-4 Knees Rd PARK ORCHARDS 3114	\$1,500,000	01/05/2020
3	14-16 Drayton Cr PARK ORCHARDS 3114	\$1,420,000	15/03/2020

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: