

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

140-142 Berringa Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

Median sale price

Median price \$1,905,000 Property Type House Suburb Park Orchards

Period - From 01/07/2024 to 30/09/2024 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	3 Green Ridg WARRANDYTE SOUTH 3134	\$4,125,000	15/05/2024
2	7 Villanova Ct PARK ORCHARDS 3114	\$3,200,000	16/10/2024
3	192-194 Berringa Rd PARK ORCHARDS 3114	\$5,800,000	15/05/2024

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: 28/10/2024 09:41



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Property Type: House
Land Size: 4342 sqm approx
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,100,000
Median House Price
September quarter 2024: \$1,905,000

Comparable Properties

3 Green Ridg WARRANDYTE SOUTH 3134 (REI)

Agent Comments

 4  2  6

Price: \$4,125,000
Method:
Date: 15/05/2024
Property Type: House



7 Villanova Ct PARK ORCHARDS 3114 (REI)

Agent Comments

 5  3  4

Price: \$3,200,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 4892 sqm approx



192-194 Berringa Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 5  6  6

Price: \$5,800,000
Method: Private Sale
Date: 15/05/2024
Property Type: House

Account - Barry Plant | P: 03 9842 8888