### 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

41-63 Commercial Road, Park Orchards Vic 3114

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$1,535,000	Pro	operty Type	Hous	se		Suburb	Park Orchards
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	43 Knees Rd PARK ORCHARDS 3114	\$2,055,000	31/10/2019
2	216-226 Tindals Rd WARRANDYTE 3113	\$2,000,000	15/10/2019
3	1 Beauty Gully Rd WARRANDYTE 3113	\$1,850,000	13/05/2019

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:

11/11/2019 10:26



# McGrath





Property Type: Land Size: 65927 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price Year ending September 2019: \$1,535,000

## **Comparable Properties**



43 Knees Rd PARK ORCHARDS 3114 (REI)



Price: \$2,055,000 Method: Private Sale Date: 31/10/2019 Property Type: House Land Size: 5488 sqm approx



216-226 Tindals Rd WARRANDYTE 3113 (REI) Agent Comments



Price: \$2,000,000 Method: Private Sale Date: 15/10/2019 Rooms: 5 Property Type: House (Res) Land Size: 20234.28 sqm approx

1 Beauty Gully Rd WARRANDYTE 3113 (VG)

Agent Comments

Agent Comments



Price: \$1,850,000 Method: Sale Date: 13/05/2019 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 19610 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.