

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,535,000 Property Type House Suburb Park Orchards

Period - From 01/10/2018 to 30/09/2019 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	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



**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)** Agent Comments



**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



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