## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 17-19 Arundel Road, Park Orchards Vic 3114

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,400,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$1,940,000	Pro	operty Type	ty Type House		, S		Park Orchards
Period - From	01/01/2023	to	31/12/2023		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 sixmonths 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	31-35 North Valley Rd PARK ORCHARDS 3114	\$4,000,000	27/02/2024
2	18 Smedley Rd RINGWOOD NORTH 3134	\$3,800,000	29/02/2024
3			

OR

**B**<sup>\*</sup> 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:

02/04/2024 12:51



### MARSHALL WHITE

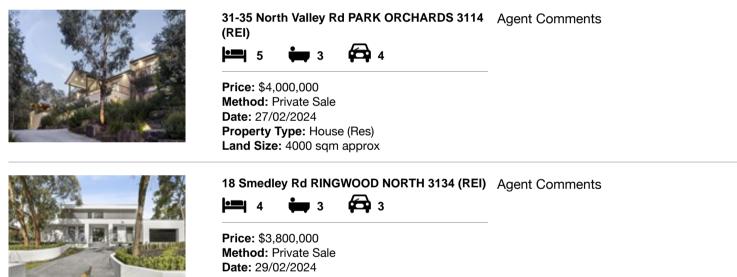
Traci Stella 0407 533 281 traci.stella@marshallwhite.com.au





Property Type: House Land Size: 2253.131 sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,600,000 Median House Price Year ending December 2023: \$1,940,000

# **Comparable Properties**



Property Type: House (Res) Land Size: 2000 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



propertydata avv

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