

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

17-19 Arundel Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$1,940,000 Property Type House Suburb Park Orchards

Period - From 01/01/2023 to 31/12/2023 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	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
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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.

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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



31-35 North Valley Rd PARK ORCHARDS 3114 (REI) **Agent Comments**



Price: \$4,000,000
Method: Private Sale
Date: 27/02/2024
Property Type: House (Res)
Land Size: 4000 sqm approx



18 Smedley Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**



Price: \$3,800,000
Method: Private Sale
Date: 29/02/2024
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