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 20-22 Arundel Road, Park Orchards Vic 3114

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,276,500	Pro	Property Type		House		Suburb	Park Orchards
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	83-85 Enfield Av PARK ORCHARDS 3114	\$2,203,000	23/06/2023
2			
3			

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:

31/08/2023 14:13





Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au



Property Type: House (Res) **Land Size:** 2161 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price June quarter 2023: \$2,276,500

Comparable Properties



83-85 Enfield Av PARK ORCHARDS 3114 (REI) Agent Comments



Price: \$2,203,000 Method: Private Sale Date: 23/06/2023 Property Type: House Land Size: 2131 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 - Jellis Craig | P: (03) 9908 5700





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