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

28-32 Stintons 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	\$2,300,000		&		\$2,450,000			
Median sale pr	ice							
Median price	\$1,940,000	Pro	Property Type Hous		se		Suburb	Park Orchards
Period - From	01/10/2022	to	30/09/2023		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	9 Pambara Ct DONVALE 3111	\$2,480,000	26/10/2023
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:

13/11/2023 18:00





Daniel Bullen





Property Type: House (Res) **Land Size:** 20244 sqm approx Agent Comments 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$2,300,000 - \$2,450,000 Median House Price Year ending September 2023: \$1,940,000

Comparable Properties



9 Pambara Ct DONVALE 3111 (REI)



Price: \$2,480,000 Method: Expression of Interest Date: 26/10/2023 Property Type: House (Res) Land Size: 20274.75 sqm approx Agent Comments

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



Propertydata

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