

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 consumer.vic.gov.au/underquoting

Range between \$2,300,000 & \$2,450,000

Median sale price

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

Period - From 01/10/2022 to 30/09/2023 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	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



Property Type: House (Res)

Land Size: 20244 sqm approx

Agent Comments

Comparable Properties



9 Pambara Ct DONVALE 3111 (REI)

Agent Comments



Price: \$2,480,000

Method: Expression of Interest

Date: 26/10/2023

Property Type: House (Res)

Land Size: 20274.75 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.