

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 77-79 Gosford Court, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Park Orchards

Period - From 01/04/2023 to 31/03/2024 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	16 Tandarook Cr DONVALE 3111	\$2,602,000	28/03/2024
2	661 Ringwood Warrandyte Rd RINGWOOD NORTH 3134	\$2,575,000	17/04/2024
3	73 Heads Rd DONVALE 3111	\$2,466,000	06/12/2023

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: 24/04/2024 10:15



 5  3  4

Property Type: House (Res)
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending March 2024: \$2,150,000

Comparable Properties



16 Tandarook Cr DONVALE 3111 (REI)

Agent Comments

 4  4  4

Price: \$2,602,000
Method: Private Sale
Date: 28/03/2024
Property Type: House (Res)
Land Size: 4288 sqm approx



**661 Ringwood Warrandyte Rd RINGWOOD
NORTH 3134 (REI)**

Agent Comments

 4  4  3

Price: \$2,575,000
Method: Private Sale
Date: 17/04/2024
Property Type: House
Land Size: 4916 sqm approx



73 Heads Rd DONVALE 3111 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,466,000
Method: Private Sale
Date: 06/12/2023
Property Type: House (Res)
Land Size: 11040 sqm approx