

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 80 Arundel Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,535,000 House Unit Suburb Park Orchards

Period - From 01/01/2017 to 31/12/2017 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	2-4 Granard Av PARK ORCHARDS 3114	\$2,277,000	26/08/2017
2	35 Milne Rd PARK ORCHARDS 3114	\$1,850,000	28/09/2017
3	10 Homan Ct WARRANDYTE SOUTH 3134	\$1,800,000	10/08/2017

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.~~