MANDY LEE 家誠地產

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale



Address: **1-3 Smedley Road, Park Orchards VIC 3114**

Indicative selling price

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

Single price	$	or range between	$ 1,500,000	&	$ 1,600,000

Median sale price

Median price	$ 1,577,500	House	X	unit		Suburb	Park Orchards

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Period - From	July 2017	to	July 2018	Source	Realestate.com.au

Comparable property sales

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
1 188 Berringa Road, Park Orchards	$ 1,420,000	16 Jun 2018
2 152-154 Berringa Road, Park Orchards	$ 1,605,000	15 March 2018
3 101-103 Berringa Road, Park Orchards	$ 1,347,000	11 May 2018