

# 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

102-116 McIntyres Road, Park Orchards Vic 3114

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,928,500 Property Type House Suburb Park Orchards

Period - From 01/10/2023 to 31/12/2023 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	5-7 Colin Av PARK ORCHARDS 3114	\$2,660,000	21/10/2023
2	28-32 Stintons Rd PARK ORCHARDS 3114	\$2,620,000	02/02/2024
3	29 Rainbow Valley Rd PARK ORCHARDS 3114	\$2,390,000	20/10/2023

**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:

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**Property Type:** House  
**Land Size:** 18000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,600,000 - \$2,800,000  
**Median House Price**  
 December quarter 2023: \$1,928,500

## Comparable Properties



**5-7 Colin Av PARK ORCHARDS 3114 (REI)**

Agent Comments

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**Price:** \$2,660,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 2044 sqm approx



**28-32 Stintons Rd PARK ORCHARDS 3114 (REI)**

Agent Comments

 5    4    3

**Price:** \$2,620,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** House  
**Land Size:** 10117.15 sqm approx



**29 Rainbow Valley Rd PARK ORCHARDS 3114 (REI/VG)**

Agent Comments

 4    2    3

**Price:** \$2,390,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** House  
**Land Size:** 4001 sqm approx

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