

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 22-24 Drayton Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,675,000 & \$1,840,000

Median sale price

Median price \$1,993,000 Property Type House Suburb Park Orchards

Period - From 25/07/2022 to 24/07/2023 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	112-114 Mcgowans Rd DONVALE 3111	\$1,905,000	27/04/2023
2	53a Smedley Rd PARK ORCHARDS 3114	\$1,730,000	07/02/2023
3	55-57 Enfield Av PARK ORCHARDS 3114	\$1,728,950	10/03/2023

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: 25/07/2023 11:45



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Property Type: House
Land Size: 2653 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,675,000 - \$1,840,000
Median House Price
 25/07/2022 - 24/07/2023: \$1,993,000

Comparable Properties



112-114 Mcgowans Rd DONVALE 3111 (REI) [Agent Comments](#)

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Price: \$1,905,000
Method: Private Sale
Date: 27/04/2023
Property Type: House (Res)
Land Size: 3990 sqm approx



53a Smedley Rd PARK ORCHARDS 3114 (REI/VG) [Agent Comments](#)

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Price: \$1,730,000
Method: Private Sale
Date: 07/02/2023
Property Type: House
Land Size: 4169 sqm approx



55-57 Enfield Av PARK ORCHARDS 3114 (REI) [Agent Comments](#)

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Price: \$1,728,950
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 2487 sqm approx

Account - Barry Plant | P: 03 9842 8888