Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	22-24 Drayton Crescent, Park Orchards Vic 3114
postodae	

Indicative selling price

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

Range between \$1,675,000	&	\$1,840,000
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Median sale price

Median price	\$1,993,000	Pro	perty 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

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



Date of sale







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)

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Price: \$1,905,000 Method: Private Sale Date: 27/04/2023

Property Type: House (Res) Land Size: 3990 sqm approx Agent Comments



53a Smedley Rd PARK ORCHARDS 3114

(REI/VG)

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Price: \$1,730,000
Method: Private Sale
Date: 07/02/2023
Property Type: House

Land Size: 4169 sqm approx

Agent Comments



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

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





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