

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

25-27 CRAITHIE AVENUE PARK ORCHARDS VIC 3114

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,752,500

Property type

House

Suburb

Park Orchards

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

7-9 VINCENT ROAD PARK ORCHARDS VIC 3114	\$1,500,000	29-Jun-23
9-11 DAINTREE AVENUE PARK ORCHARDS VIC 3114	\$1,640,500	13-Sep-23
301 OLD WARRANDYTE ROAD RINGWOOD NORTH VIC 3134	\$1,560,000	31-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 13 November 2023



7-9 VINCENT ROAD PARK ORCHARDS VIC 3114

4 2 2

Sold Price **\$1,500,000** Sold Date **29-Jun-23**

Distance **0.59km**



9-11 DAINTREE AVENUE PARK ORCHARDS VIC 3114

3 2 2

Sold Price **\$1,640,500** Sold Date **13-Sep-23**

Distance **0.61km**



301 OLD WARRANDYTE ROAD RINGWOOD NORTH VIC 3134

4 1 2

Sold Price **\$1,560,000** Sold Date **31-Aug-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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