

# 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

3 Carel Court, 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 \$2,500,000 & \$2,700,000

### Median sale price

Median price \$2,276,500 Property Type House Suburb Park Orchards

Period - From 01/04/2023 to 30/06/2023 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	14-16 Frogmore Cr PARK ORCHARDS 3114	\$2,725,000	24/04/2023
2	3 Yileen Ct DONVALE 3111	\$2,700,000	10/06/2023
3	51-53 South Valley Rd PARK ORCHARDS 3114	\$2,601,000	24/03/2023

**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:

08/08/2023 11:21



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**Property Type:** House (Res)  
**Land Size:** 20000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000 - \$2,700,000  
**Median House Price**  
 June quarter 2023: \$2,276,500

## Comparable Properties



**14-16 Frogmore Cr PARK ORCHARDS 3114 (REI)**    Agent Comments

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**Price:** \$2,725,000  
**Method:** Private Sale  
**Date:** 24/04/2023  
**Property Type:** House  
**Land Size:** 4077 sqm approx



**3 Yileen Ct DONVALE 3111 (REI)**    Agent Comments

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**Price:** \$2,700,000  
**Method:** Auction Sale  
**Date:** 10/06/2023  
**Property Type:** House (Res)  
**Land Size:** 4001 sqm approx



**51-53 South Valley Rd PARK ORCHARDS 3114 (REI)**    Agent Comments

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**Price:** \$2,601,000  
**Method:** Private Sale  
**Date:** 24/03/2023  
**Property Type:** House (Res)  
**Land Size:** 4001 sqm approx

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