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

436-438 Park Road, Park Orchards Vic 3114

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,100,000				
Median sale price									
Median price	\$1,918,000	Pro	operty Type	Hou	se		Suburb	Park Orchards	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	681-683 Park Rd PARK ORCHARDS 3114	\$1,918,000	19/09/2023
2	83-85 Enfield Av PARK ORCHARDS 3114	\$2,203,000	23/06/2023
3	22-24 Drayton Cr PARK ORCHARDS 3114	\$1,810,000	18/08/2023

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:

09/11/2023 15:08









Property Type: House Land Size: 2191 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,100,000 Median House Price September quarter 2023: \$1,918,000

Comparable Properties





Price: \$1,918,000 Method: Date: 19/09/2023 Property Type: House



83-85 Enfield Av PARK ORCHARDS 3114 (REI) Agent Comments



Price: \$2,203,000 Method: Private Sale Date: 23/06/2023 Property Type: House Land Size: 2131 sqm approx



22-24 Drayton Cr PARK ORCHARDS 3114 (REI)

Agent Comments

Price: \$1,810,000 Method: Sold Before Auction Date: 18/08/2023 Property Type: House (Res) Land Size: 2653 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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