

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 between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,918,000 Property Type House Suburb Park Orchards

Period - From 01/07/2023 to 30/09/2023 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	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



 5  2  2

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

681-683 Park Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 5  4  5

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



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

 4  2  2

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**

 4  2  2

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