

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 5-7 Aviemore Avenue, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,850,000 & \$1,990,000

Median sale price

Median price \$1,928,500 Property Type House Suburb Park Orchards

Period - From 01/10/2023 to 31/12/2023 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	533-539 Park Rd PARK ORCHARDS 3114	\$1,910,000	01/03/2024
2	20-22 Arundel Rd PARK ORCHARDS 3114	\$1,907,000	09/11/2023
3	41-43 Enfield Av PARK ORCHARDS 3114	\$1,760,000	02/12/2023

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: 20/03/2024 12:07



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Property Type: House
Land Size: 2118 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,990,000
Median House Price
December quarter 2023: \$1,928,500

Comparable Properties



533-539 Park Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

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Price: \$1,910,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 2663 sqm approx



20-22 Arundel Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  2  2

Price: \$1,907,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 2146 sqm approx



41-43 Enfield Av PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  2  2

Price: \$1,760,000
Method: Expression of Interest
Date: 02/12/2023
Property Type: House (Res)
Land Size: 2077 sqm approx

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