

# 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 Colin Avenue, 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 \$2,200,000 & \$2,400,000

### 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	102-108 Knees Rd PARK ORCHARDS 3114	\$2,350,000	26/05/2023
2	83-85 Enfield Av PARK ORCHARDS 3114	\$2,203,000	23/06/2023
3			

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: 03/10/2023 11:50



**Property Type:** House (Res)

**Land Size:** 2044 sqm approx

Agent Comments

## Comparable Properties



**102-108 Knees Rd PARK ORCHARDS 3114 (REI)**

Agent Comments



**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** House (Res)

**Land Size:** 2428 sqm approx



**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

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.