

# 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

9-11 Curry Road, 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 \$2,000,000 & \$2,200,000

### 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	83 Enfield Av PARK ORCHARDS 3114	\$2,203,000	23/06/2023
2	5 Wattamolla Ridg DONVALE 3111	\$2,018,000	18/09/2023
3	112-114 Mcgowans Rd DONVALE 3111	\$1,905,000	27/04/2023

**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:

19/09/2023 11:44



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**Property Type:** House  
**Land Size:** 4048 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
June quarter 2023: \$2,276,500

## Comparable Properties



**83 Enfield Av PARK ORCHARDS 3114 (VG)**

**Agent Comments**

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**Price:** \$2,203,000  
**Method:** Sale  
**Date:** 23/06/2023  
**Property Type:** House (Res)  
**Land Size:** 2129 sqm approx



**5 Wattamolla Ridg DONVALE 3111 (REI)**

**Agent Comments**

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**Price:** \$2,018,000  
**Method:** Private Sale  
**Date:** 18/09/2023  
**Property Type:** House  
**Land Size:** 4640 sqm approx



**112-114 Mcgowans Rd DONVALE 3111 (REI)**

**Agent Comments**

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**Price:** \$1,905,000  
**Method:** Private Sale  
**Date:** 27/04/2023  
**Property Type:** House (Res)  
**Land Size:** 3990 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**