

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	51-53 Enfield Avenue, Park Orchards Vic 3114
Including suburb and	
postcode	
·	

Indicative selling price

Property offered for sale

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,535,000	Hou	ıse	Х	Unit			Suburb	Park Orchards
Period - From	01/01/2017	to	31/	/12/2017		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		
2		
3		

OR

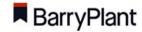
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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5 🙀 3 🛱 2

Rooms:

Property Type: House (Previously

Occupied - Detached)

Land Size: 2107.80 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2017: \$1,535,000

Comparable Properties



6-8 Daintree Av PARK ORCHARDS 3114 (REI)

-3





Price: \$1,515,055 **Method:** Private Sale **Date:** 14/02/2018

Rooms: 7

Property Type: House (Res) **Land Size:** 2167 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.

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Agent Comments