

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

1-3 FEVERSHAM AVENUE PARK ORCHARDS VIC 3114

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,910,000

Property type

House

Suburb

Park Orchards

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
10-12 ENFIELD AVENUE PARK ORCHARDS VIC 3114	\$1,670,000	21-Aug-24

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 6 months.

This Statement of Information was prepared on: 15 October 2024



**10-12 ENFIELD AVENUE PARK
ORCHARDS VIC 3114**

 4  2  2

Sold Price ^{RS} **\$1,670,000** Sold Date **21-Aug-24**

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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