

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 FROGMORE CRESCENT 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

\$1,750,000

&

\$1,900,000

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

41-43 ENFIELD AVENUE PARK ORCHARDS VIC 3114	\$1,760,000	02-Dec-23
23-25 AVIEMORE AVENUE PARK ORCHARDS VIC 3114	\$1,650,000	09-May-24
47-49 ENNISMORE CRESCENT PARK ORCHARDS VIC 3114	\$1,760,000	09-May-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: 14 October 2024

consumer.vic.gov.au



Download PDF



Open PDF

