

# 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 Aviemore 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 \$1,850,000 & \$1,990,000

### Median sale price

Median price \$2,199,000 Property Type House Suburb Park Orchards

Period - From 01/10/2024 to 31/12/2024 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	9-11 Frogmore Cr PARK ORCHARDS 3114	\$1,820,000	11/11/2024
2	22 Milne Rd PARK ORCHARDS 3114	\$2,048,000	04/11/2024
3	504-506 Park Rd PARK ORCHARDS 3114	\$1,932,000	21/08/2024

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: 03/02/2025 17:06

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**Property Type:** House  
**Land Size:** 2118 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,990,000  
**Median House Price**  
December quarter 2024: \$2,199,000

## Comparable Properties



9-11 Frogmore Cr PARK ORCHARDS 3114 (REI)

[Agent Comments](#)

 4    2    2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 11/11/2024  
**Property Type:** House  
**Land Size:** 3186 sqm approx

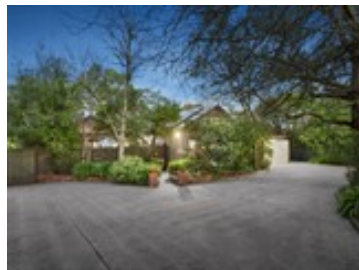


22 Milne Rd PARK ORCHARDS 3114 (REI/VG)

[Agent Comments](#)

 4    3    12

**Price:** \$2,048,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** House  
**Land Size:** 4000 sqm approx



504-506 Park Rd PARK ORCHARDS 3114 (REI)

[Agent Comments](#)

 5    3    2

**Price:** \$1,932,000  
**Method:** Private Sale  
**Date:** 21/08/2024  
**Property Type:** House  
**Land Size:** 2047 sqm approx

Account - Barry Plant | P: 03 9842 8888