

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

90-92 Enfield Avenue, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$2,175,000

Property Type House

Suburb Park Orchards

Period - From 01/04/2022

to

30/06/2022

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.~~

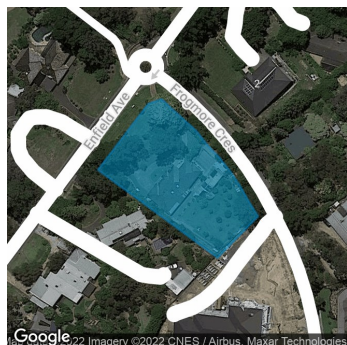
	Address of comparable property	Price	Date of sale
1	104-106 Smedley Rd PARK ORCHARDS 3114	\$1,650,000	20/07/2022
2	4 Raymond Elliot Ct PARK ORCHARDS 3114	\$1,430,000	29/04/2022
3			

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.~~

This Statement of Information was prepared on:

19/09/2022 15:57



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2592 sqm approx
Agent Comments

Comparable Properties



104-106 Smedley Rd PARK ORCHARDS 3114 (REI) **Agent Comments**



Price: \$1,650,000
Method: Private Sale
Date: 20/07/2022
Property Type: House (Res)
Land Size: 4606 sqm approx



4 Raymond Elliot Ct PARK ORCHARDS 3114 (REI/VG) **Agent Comments**



Price: \$1,430,000
Method: Private Sale
Date: 29/04/2022
Property Type: House (Res)
Land Size: 3991 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.