

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 Curry Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,918,000

Property Type House

Suburb Park Orchards

Period - From 01/07/2023

to

30/09/2023

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	83 Enfield Av PARK ORCHARDS 3114	\$2,203,000	23/06/2023
2	5 Wattamolla Ridg DONVALE 3111	\$2,018,000	18/09/2023
3	112 McGowans Rd DONVALE 3111	\$1,905,000	27/04/2023

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:

16/10/2023 12:01



 4  2  2

Property Type: House
Land Size: 4048 sqm approx
Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,100,000
Median House Price
 September quarter 2023: \$1,918,000

Comparable Properties



83 Enfield Av PARK ORCHARDS 3114 (VG)

Agent Comments

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Price: \$2,203,000
Method: Sale
Date: 23/06/2023
Property Type: House (Res)
Land Size: 2129 sqm approx



5 Wattamolla Ridg DONVALE 3111 (REI)

Agent Comments

 5  3  3

Price: \$2,018,000
Method: Private Sale
Date: 18/09/2023
Property Type: House (Res)
Land Size: 4640 sqm approx



112 McGowans Rd DONVALE 3111 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,905,000
Method: Private Sale
Date: 27/04/2023
Property Type: House (Res)
Land Size: 3990 sqm approx

Account - Barry Plant | P: 03 9842 8888