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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

3-5 Drayton Crescent, Park Orchards 3114
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 

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 or range between 

\$1,050,000
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 & 

\$1,150,000
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**Median sale price**

Median price 

\$1,507,500
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 House 

X
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 Unit 

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 Suburb 

Park Orchards
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Period - From 

01/01/2017
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 to 

01/06/2017
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 Source 

REIV propertydata.com.au
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**Comparable property sales**

Address of comparable property	Price	Date of sale
1. 157-159 Berringa Road, Park Orchards	\$1,097,000	08/05/2017

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.

Property data source: REIV propertydata.com.au. Generated on 5 June 2017.

## Additional information about comparable sales.



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**Park Orchards** 157-159 Berringa Road 3 BED 1 BATH 3 CAR 8 ROOMS

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**METHOD** Private Sale  
**TYPE** House  
**LAND** 2343m2