

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

38 Ennismore Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Park Orchards

Period - From 01/10/2020 to 31/12/2020 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	29-31 Gosford Cr PARK ORCHARDS 3114	\$1,800,000	12/12/2020
2	39 Smedley Rd PARK ORCHARDS 3114	\$1,770,000	11/11/2020
3	26-28 Curry Rd PARK ORCHARDS 3114	\$1,720,000	25/11/2020

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:

23/02/2021 12:40



 4  2  2

Property Type: House
Land Size: 4221 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 December quarter 2020: \$1,800,000

Comparable Properties



29-31 Gosford Cr PARK ORCHARDS 3114 (REI)

Agent Comments

 3  2  2

Price: \$1,800,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 4054 sqm approx



39 Smedley Rd PARK ORCHARDS 3114 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,770,000
Method: Private Sale
Date: 11/11/2020
Property Type: House
Land Size: 4000 sqm approx



26-28 Curry Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 5  4  2

Price: \$1,720,000
Method: Private Sale
Date: 25/11/2020
Property Type: House (Res)
Land Size: 4046 sqm approx