## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,800,000	Pro	operty Type	Hous	se		Suburb	Park Orchards
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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



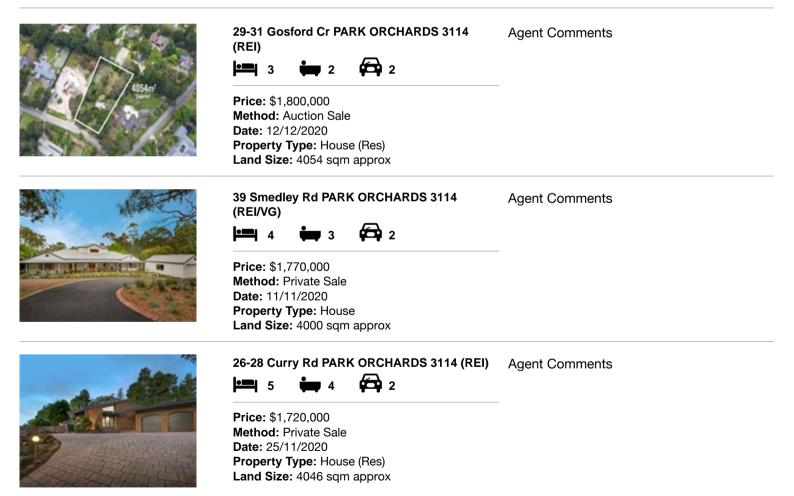






Property Type: House Land Size: 4221 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2020: \$1,800,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888

