

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

16-18 ARUNDEL ROAD PARK ORCHARDS VIC 3114

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,907,000

Property type

House

Suburb

Park Orchards

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

23-25 AVIEMORE AVENUE PARK ORCHARDS VIC 3114	\$1,650,000	09-May-24
47-49 ENNISMORE CRESCENT PARK ORCHARDS VIC 3114	\$1,760,000	09-May-24
12-14 CRAITHIE AVENUE PARK ORCHARDS VIC 3114	\$1,860,000	22-Feb-24

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 6 months.

This Statement of Information was prepared on: 12 August 2024

**23-25 AVIEMORE AVENUE PARK ORCHARDS VIC 3114**

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Sold Price ^{RS} **\$1,650,000** ^{UN} Sold Date **09-May-24**Distance **0.39km****47-49 ENNISMORE CRESCENT PARK ORCHARDS VIC 3114**

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Sold Price ^{RS} **\$1,760,000** Sold Date **09-May-24**Distance **0.87km****12-14 CRAITHIE AVENUE PARK ORCHARDS VIC 3114**

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Sold Price **\$1,860,000** Sold Date **22-Feb-24**Distance **0.95km****RS** = Recent sale**UN** = Undisclosed Sale

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