

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

13-14 Dirlton Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,220,778

Property Type House

Suburb Park Orchards

Period - From 01/10/2021

to

30/09/2022

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	104-106 Smedley Rd PARK ORCHARDS 3114	\$1,650,000	20/07/2022
2			
3			

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:

10/11/2022 13:30



 4  2  3

Property Type: House
Land Size: 3930 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending September 2022: \$2,220,778

Comparable Properties



104-106 Smedley Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  2  2

Price: \$1,650,000
Method: Private Sale
Date: 20/07/2022
Property Type: House (Res)
Land Size: 4606 sqm approx

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.