

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	46-48 Enfield Avenue, Park Orchards Vic 3114
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,540,000
-			

Median sale price

Median price	\$1,550,000	Hou	ıse X	Unit		S	Suburb	Park Orchards
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

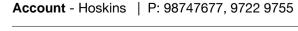
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	48-50 Arundel Rd PARK ORCHARDS 3114	\$1,550,000	29/10/2018
2	51-53 Enfield Av PARK ORCHARDS 3114	\$1,480,000	10/08/2018
3	9-11 Curry Rd PARK ORCHARDS 3114	\$1,470,000	10/08/2018

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.







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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,540,000 **Median House Price** Year ending December 2018: \$1,550,000

Comparable Properties



48-50 Arundel Rd PARK ORCHARDS 3114

(REI)

Price: \$1,550,000 Method: Private Sale

Date: 29/10/2018 Rooms: 9

Property Type: House (Res) Land Size: 2036 sqm approx **Agent Comments**

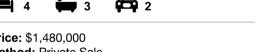


51-53 Enfield Av PARK ORCHARDS 3114 (REI) Agent Comments

Price: \$1,480,000 Method: Private Sale Date: 10/08/2018

Rooms: 7

Property Type: House Land Size: 2107 sqm approx





9-11 Curry Rd PARK ORCHARDS 3114 (REI)

Agent Comments









Price: \$1,470,000 Method: Private Sale Date: 10/08/2018 Rooms: 6

Property Type: House (Res) Land Size: 3939 sqm approx

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