

## 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

46-48 Enfield Avenue, Park Orchards Vic 3114

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,540,000

#### Median sale price

Median price

\$1,550,000

House

X

Unit

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.

	Address 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.



 4    2    2

**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)**

**Agent Comments**

 6    3    4

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 29/10/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 2036 sqm approx



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

 4    3    2

**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**

 4    2    2

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 10/08/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 3939 sqm approx