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	576-578 Park Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $2,350,000 Property Type House Suburb Park Orchards

Period - From 01/04/2024 to 30/06/2024 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	47-49 Ennismore Cr PARK ORCHARDS 3114	$1,760,000	09/05/2024
2	25-27 Curry Rd PARK ORCHARDS 3114	$1,850,000	19/04/2024
3	17-21 Milne Rd PARK ORCHARDS 3114	$1,691,000	07/02/2024

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: 26/08/2024 16:52

576-578 Park Road, Park Orchards Vic 3114



4 1 1

Property Type: House (Res)
Land Size: 2022 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $2,350,000

Comparable Properties



47-49 Ennismore Cr PARK ORCHARDS 3114 (REI)

3 2 2

Price: $1,760,000
Method: Private Sale
Date: 09/05/2024
Property Type: House (Res)
Land Size: 4184 sqm approx

Agent Comments



25-27 Curry Rd PARK ORCHARDS 3114 (REI)

3 2 2

Price: $1,850,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 5242 sqm approx

Agent Comments



17-21 Milne Rd PARK ORCHARDS 3114 (REI/VG)

4 1 2

Price: $1,691,000
Method: Private Sale
Date: 07/02/2024
Property Type: House (Res)
Land Size: 4000 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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