Peter Moulden
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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	33-35 Granard Avenue, Park Orchards Vic 3114

Indicative selling price

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

Range between	$1,300,000	&	$1,375,000

Median sale price

Median price	$1,500,000	House	X	~~Unit~~		Suburb	Park Orchards
Period - From	01/04/2017	to	30/06/2017	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	37-39 Elgin Cr PARK ORCHARDS 3114	$1,525,000	09/08/2017
2	2-4 Euston Av PARK ORCHARDS 3114	$1,425,000	19/06/2017
3	3-5 Drayton Cr PARK ORCHARDS 3114	$1,252,000	04/07/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

33-35 Granard Avenue, Park Orchards Vic 3114

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3 2 2

Rooms: 9
Property Type: House
Land Size: 2056 sqm approx

Indicative Selling Price
$1,300,000 - $1,375,000
Median House Price
June quarter 2017: $1,500,000

Agent Comments

1960's single level clinker brick home comprising 3 bedrooms, 2 bathrooms, 2 living areas and double carport, on a 2056m2 block, within close proximity to local schools, shops and transport.

Comparable Properties

37-39 Elgin Cr PARK ORCHARDS 3114 (REI)

3 3 3

Price: $1,525,000
Method: Private Sale
Date: 09/08/2017
Rooms: 14
Property Type: House (Res)
Land Size: 2178 sqm approx

Agent Comments



2-4 Euston Av PARK ORCHARDS 3114 (REI)

4 2 2

Price: $1,425,000
Method: Private Sale
Date: 19/06/2017
Rooms: 14
Property Type: House (Res)
Land Size: 2068 sqm approx

Agent Comments



3-5 Drayton Cr PARK ORCHARDS 3114 (REI)

4 2 3

Price: $1,252,000
Method: Private Sale
Date: 04/07/2017
Rooms: 6
Property Type: House
Land Size: 2438 sqm approx

Agent Comments

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