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	14-16 Drayton Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,460,000 Property Type House Suburb Park Orchards

Period - From 02/10/2018 to 01/10/2019 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	33-35 Elgin Cr PARK ORCHARDS 3114	$1,400,000	25/05/2019
2	5-7 Granard Av PARK ORCHARDS 3114	$1,335,000	30/04/2019
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: 02/10/2019 11:01

14-16 Drayton Crescent, Park Orchards Vic 3114

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4 3 3

Property Type: House
Land Size: 2920 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
02/10/2018 - 01/10/2019: $1,460,000

Comparable Properties



33-35 Elgin Cr PARK ORCHARDS 3114 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 25/05/2019
Rooms: 9
Property Type: House (Res)
Land Size: 2420 sqm approx

Agent Comments



5-7 Granard Av PARK ORCHARDS 3114 (REI)

4 2 2

Price: $1,335,000
Method: Private Sale
Date: 30/04/2019
Property Type: House
Land Size: 2636 sqm approx

Agent Comments

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.