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 | 42-44 Euston Avenue, Park Orchards Vic 3114 |

## Indicative selling price

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

Range between $1,580,000 & $1,680,000

## Median sale price

Median price $1,826,000 Property Type House Suburb Park Orchards

Period - From 05/03/2020 to 04/03/2021 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 | 43-45 Drayton Cr PARK ORCHARDS 3114 | $1,610,000 | 22/11/2020 |
| 2 | | | |
| 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: 05/03/2021 14:40

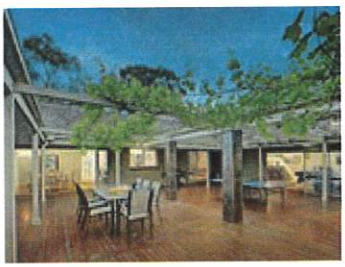



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**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,580,000 - $1,680,000
**Median House Price**
05/03/2020 - 04/03/2021: $1,826,000

# Comparable Properties



**43-45 Drayton Cr PARK ORCHARDS 3114 (REI)**

4 2 2

Agent Comments

**Price:** $1,610,000
**Method:** Private Sale
**Date:** 22/11/2020
**Property Type:** House (Res)
**Land Size:** 2044 sqm approx

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.