

# 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

1-7 Mcewan Road, 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)

Single price

\$2,400,000

### Median sale price

Median price

\$1,940,000

Property Type

House

Suburb

Park Orchards

Period - From

01/10/2019

to

31/12/2019

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	67-69 Enfield Av PARK ORCHARDS 3114	\$2,440,000	10/12/2019
2	34 Williams Rd PARK ORCHARDS 3114	\$2,350,000	22/10/2019
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:

26/02/2020 18:02



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**Property Type:** House Land

**Size:** 4046 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,400,000

**Median House Price**

December quarter 2019: \$1,940,000

## Comparable Properties



**67-69 Enfield Av PARK ORCHARDS 3114 (REI)**

Agent Comments

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Smaller land, half acre and no tennis court

**Price:** \$2,440,000

**Method:** Private Sale

**Date:** 10/12/2019

**Property Type:** House

**Land Size:** 2146 sqm approx



**34 Williams Rd PARK ORCHARDS 3114 (REI/VG)**

Agent Comments

 4    3    2

no tennis court

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 22/10/2019

**Property Type:** House

**Land Size:** 4000 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.