

# 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

6/18 Warrigal Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$776,500

Property Type Unit

Suburb Parkdale

Period - From 01/07/2020

to 30/06/2021

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	7/21 Florence St MENTONE 3194	\$682,500	10/07/2021
2	6/11 Florence St MENTONE 3194	\$680,000	03/05/2021
3	2/100-102 Warrigal Rd PARKDALE 3195	\$670,000	18/02/2021

**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:

18/08/2021 10:56



2   1   2

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median Unit Price**  
Year ending June 2021: \$776,500

## Comparable Properties



7/21 Florence St MENTONE 3194 (REI)

**Agent Comments**

2   1   1

**Price:** \$682,500  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** Unit



6/11 Florence St MENTONE 3194 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 03/05/2021  
**Property Type:** Unit

2/100-102 Warrigal Rd PARKDALE 3195 (VG)

**Agent Comments**

3   -   -

**Price:** \$670,000  
**Method:** Sale  
**Date:** 18/02/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Greg Hocking Bayside Living | P: 95890222**