

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	44 Melrose St PARKDALE 3195	\$820,000	01/07/2017
2	15 Davey St PARKDALE 3195	\$815,000	22/04/2017
3	4 Allnutt Ct CHELTENHAM 3192	\$800,000	24/06/2017

**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.~~

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**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
June quarter 2017: \$1,306,000



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 608 sqm approx  
**Agent Comments**

## Comparable Properties



**44 Melrose St PARKDALE 3195 (REI)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** House (Res)



**15 Davey St PARKDALE 3195 (REI/VG)**

**Agent Comments**



**Price:** \$815,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx



**4 Allnutt Ct CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)