

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

4/11 Blanche Avenue, 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 \$529,000

**Median sale price**

Median price \$700,000

House

Unit

X

Suburb

Parkdale

Period - From 01/07/2017

to 30/09/2017

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	3/26 Olive Gr PARKDALE 3195	\$520,000	28/10/2017
2	1/84 Warrigal Rd PARKDALE 3195	\$512,000	14/10/2017
3	107/131 Mcdonald St MORDIALLOC 3195	\$510,000	11/09/2017

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.~~



2   1   1

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

**Indicative Selling Price**  
\$529,000  
**Median Unit Price**  
September quarter 2017: \$700,000

## Comparable Properties



**3/26 Olive Gr PARKDALE 3195 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Unit



**1/84 Warrigal Rd PARKDALE 3195 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$512,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Unit



**107/131 Mcdonald St MORDIALLOC 3195 (REI/VG)**

[Agent Comments](#)

2   2   1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 11/09/2017  
**Rooms:** -  
**Property Type:** Apartment