

## 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 5/28-30 Olive Grove, Parkdale Vic 3195

#### Indicative selling price

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

Range between \$395,000 & \$430,000

#### 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	6/21 Florence St MENTONE 3194	\$430,000	02/09/2017
2	10/21 Florence St MENTONE 3194	\$426,500	16/09/2017
3	104/135 Lower Dandenong Rd MENTONE 3194	\$397,500	23/09/2017

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.~~



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**Rooms:**  
**Property Type:** Townhouse (Single)  
**Land Size:** 2260 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$430,000  
**Median Unit Price**  
September quarter 2017: \$700,000

## Comparable Properties



6/21 Florence St MENTONE 3194 (REI)

[Agent Comments](#)

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**Price:** \$430,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** -  
**Property Type:** Unit



10/21 Florence St MENTONE 3194 (REI/VG)

[Agent Comments](#)

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**Price:** \$426,500  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 2  
**Property Type:** Unit

104/135 Lower Dandenong Rd MENTONE 3194 (REI)

[Agent Comments](#)

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**Price:** \$397,500  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Apartment