

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 23 Davey Street, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,342,500 House X Unit Suburb Parkdale

Period - From 01/10/2017 to 31/12/2017 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	33 Davey St PARKDALE 3195	\$1,206,000	25/11/2017
2	28 Keiller Av PARKDALE 3195	\$1,190,000	21/12/2017
3	63 Chute St MORDIALLOC 3195	\$1,150,000	19/08/2017

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: House
Land Size: 661 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2017: \$1,342,500

Comparable Properties



33 Davey St PARKDALE 3195 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,206,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 663 sqm approx



28 Keiller Av PARKDALE 3195 (REI)

[Agent Comments](#)

5 2 1

Price: \$1,190,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: House



63 Chute St MORDIALLOC 3195 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,150,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 643 sqm approx