

## 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 22/3-17 Taylor Street, 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 \$690,000 & \$750,000

#### Median sale price

Median price \$736,000 House Unit X Suburb Parkdale

Period - From 01/10/2017 to 31/12/2017 Source REIV

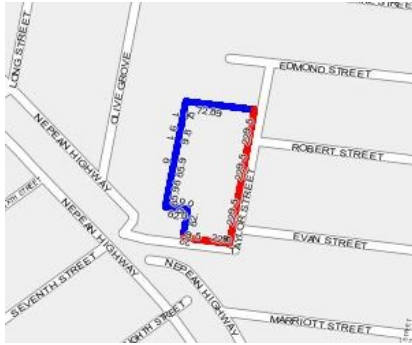
#### Comparable property sales (\*Delete A or B below as applicable)

**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	2/9 Davey St PARKDALE 3195	\$720,000	11/11/2017
2	1/197 Lower Dandenong Rd MENTONE 3194	\$720,000	25/09/2017
3	2/146 lower dandenong Rd PARKDALE 3195	\$705,000	23/02/2018

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$690,000 - \$750,000  
**Median Unit Price**  
 December quarter 2017: \$736,000

## Comparable Properties



**2/9 Davey St PARKDALE 3195 (REI/VG)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** 4  
**Property Type:** Unit



**1/197 Lower Dandenong Rd MENTONE 3194 (REI)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 25/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**2/146 lower dandenong Rd PARKDALE 3195 (REI)**

**Agent Comments**



**Price:** \$705,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2018  
**Rooms:** -  
**Property Type:** Unit