

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 18 Edmond Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,410,000 House Unit Suburb Parkdale

Period - From 01/01/2018 to 31/03/2018 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	10 Cherrington Ct PARKDALE 3195	\$1,150,000	05/04/2018
2	51 Albenca St MENTONE 3194	\$1,080,000	23/03/2018
3	59 Oak Av CHELTENHAM 3192	\$1,060,000	24/11/2017

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2018: \$1,410,000

Comparable Properties



10 Cherrington Ct PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 05/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx



51 Albenca St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 23/03/2018
Rooms: -
Property Type: House (Res)



59 Oak Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,060,000
Method: Sold Before Auction
Date: 24/11/2017
Rooms: -
Property Type: House