

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 25/3-17 Taylor Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$670,000 & \$730,000

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	2/146 lower dandenong Rd PARKDALE 3195	\$705,000	23/02/2018
3	2/62 Balcombe Rd MENTONE 3194	\$680,000	07/12/2017

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.



3 1 2

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
December quarter 2017: \$736,000

Comparable Properties



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

Agent Comments

3 1 1

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



2/146 lower dandenong Rd PARKDALE 3195 (REI)

Agent Comments

3 1 2

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

2/62 Balcombe Rd MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$680,000
Method: Sale
Date: 07/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)