

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	6/12-14 Clare St PARKDALE 3195	\$825,000	19/12/2017
2	1/3 Ellen St PARKDALE 3195	\$792,500	09/12/2017
3	38a White St MORDIALLOC 3195	\$770,000	22/01/2018

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.



4 -

Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

December quarter 2017: \$736,000

Comparable Properties



6/12-14 Clare St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 1

Price: \$825,000
Method: Private Sale
Date: 19/12/2017
Rooms: -
Property Type: Townhouse (Single)



1/3 Ellen St PARKDALE 3195 (REI/VG)

Agent Comments

2 1 2

Price: \$792,500
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 308 sqm approx

38a White St MORDIALLOC 3195 (VG)

Agent Comments

3 - -

Price: \$770,000
Method: Sale
Date: 22/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)