

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 2 Cherrington Court, 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 \$1,342,500 House 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	10 Cherrington Ct PARKDALE 3195	\$1,150,000	11/04/2018
2	24 Keith St PARKDALE 3195	\$1,140,000	24/11/2017
3	63 Chute St MORDIALLOC 3195	\$1,120,000	21/11/2017

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 3+

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2017: \$1,342,500

Comparable Properties



10 Cherrington Ct PARKDALE 3195 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 11/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



24 Keith St PARKDALE 3195 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,140,000
Method: Sold Before Auction
Date: 24/11/2017
Rooms: -
Property Type: House (Res)



63 Chute St MORDIALLOC 3195 (VG)

[Agent Comments](#)

3 - -

Price: \$1,120,000
Method: Sale
Date: 21/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 643 sqm approx