

## 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](http://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	4/3 Clare St PARKDALE 3195	\$620,000	23/06/2018
2	1/14 Elm Gr PARKDALE 3195	\$600,000	15/05/2018
3	2/28-30 Olive Gr PARKDALE 3195	\$600,000	24/05/2018

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.



 3  
  1  
  2

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 175 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$580,000 - \$630,000  
**Median Unit Price**  
 June quarter 2018: \$793,750

## Comparable Properties



4/3 Clare St PARKDALE 3195 (REI)

Agent Comments

 2  
  1  
  1

**Price:** \$620,000  
**Method:** Sold Before Auction  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** Unit

1/14 Elm Gr PARKDALE 3195 (VG)

Agent Comments

 3  
  -  
  -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 15/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx



2/28-30 Olive Gr PARKDALE 3195 (REI)

Agent Comments

 2  
  1  
  1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/05/2018  
**Rooms:** 3  
**Property Type:** Townhouse (Single)