

## 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	5/57a The Corso, Parkdale Vic 3195
---	------------------------------------

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$490,000	&	\$539,000
---------------	-----------	---	-----------

#### Median sale price

Median price	\$793,750	House		Unit	X	Suburb	Parkdale
Period - From	01/04/2018	to	30/06/2018	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	303/35 Childers St MENTONE 3194	\$536,000	06/08/2018
2	2/25 White St PARKDALE 3195	\$506,000	01/08/2018
3	39/80 Balcombe Rd MENTONE 3194	\$500,000	09/05/2018

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.

Pandelis Plousi  
9584 6500  
0409 553 929

pplousi@hodges.com.au

**Indicative Selling Price**

\$490,000 - \$539,000

**Median Unit Price**

June quarter 2018: \$793,750



2   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**303/35 Childers St MENTONE 3194 (REI)**

Agent Comments

2   2   1

**Price:** \$536,000

**Method:** Private Sale

**Date:** 06/08/2018

**Rooms:** -

**Property Type:** Apartment



**2/25 White St PARKDALE 3195 (REI)**

Agent Comments

2   2   1

**Price:** \$506,000

**Method:** Private Sale

**Date:** 01/08/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**39/80 Balcombe Rd MENTONE 3194 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 09/05/2018

**Rooms:** -

**Property Type:** Apartment