

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 3 Morris Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,175,000 & \$1,275,000

Median sale price

Median price \$1,285,000 House X Unit 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	33 Clare St PARKDALE 3195	\$1,255,000	23/06/2018
2	63 Brownfield St MORDIALLOC 3195	\$1,230,000	16/06/2018
3	6 Hyland St MORDIALLOC 3195	\$1,192,500	29/05/2018

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.



4 2 2

Rooms:
Property Type: House
Land Size: 648.7 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,175,000 - \$1,275,000
Median House Price
June quarter 2018: \$1,285,000

Comparable Properties



33 Clare St PARKDALE 3195 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,255,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx



63 Brownfield St MORDIALLOC 3195 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,230,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 722 sqm approx



6 Hyland St MORDIALLOC 3195 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,192,500
Method: Private Sale
Date: 29/05/2018
Rooms: -
Property Type: House