

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 1/2a Fourth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$700,000 & \$770,000

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	2/2 Levanto St MENTONE 3194	\$766,000	09/06/2018
2	1/17 Herbert St PARKDALE 3195	\$735,000	21/06/2018
3	2/1 Ashmore Av MORDIALLOC 3195	\$709,000	25/08/2018

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.



2 1 2

Rooms:
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 June quarter 2018: \$793,750

Comparable Properties



2/2 Levanto St MENTONE 3194 (REI/VG)

Agent Comments

3 1 1

Price: \$766,000
Method: Auction Sale
Date: 09/06/2018
Rooms: -
Property Type: Unit
Land Size: 408 sqm approx

1/17 Herbert St PARKDALE 3195 (VG)

Agent Comments

2 - -

Price: \$735,000
Method: Sale
Date: 21/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/1 Ashmore Av MORDIALLOC 3195 (REI)

Agent Comments

2 1 1

Price: \$709,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Unit