

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	87 Como Parade East, Parkdale Vic 3195
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Indicative selling price

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

Range between	\$850,000	&	\$900,000
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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	1 Evan St PARKDALE 3195	\$876,000	14/07/2018
2	1 Ewen St PARKDALE 3195	\$863,000	24/03/2018
3	20b Elliot St PARKDALE 3195	\$855,000	03/03/2018

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 0

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
June quarter 2018: \$1,285,000

Comparable Properties



1 Evan St PARKDALE 3195 (REI)

Agent Comments

3 1 1

Price: \$876,000
Method: Auction Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)



1 Ewen St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$863,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Townhouse (Res)



20b Elliot St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 322 sqm approx