

## 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

8A Robert Street, 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 \$860,000

&

\$946,000

#### 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	41 Blackwood Av MENTONE 3194	\$945,000	10/07/2018
2	21a Davey St PARKDALE 3195	\$942,500	22/08/2018
3	16b McKay St PARKDALE 3195	\$880,000	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.

Katrina O'Brien  
(03) 9584 6500  
0411 626 394  
kobrien@hodges.com.au



3   2   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$860,000 - \$946,000  
**Median House Price**  
June quarter 2018: \$1,285,000

## Comparable Properties



41 Blackwood Av MENTONE 3194 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$945,000  
**Method:** Sold Before Auction  
**Date:** 10/07/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 323 sqm approx



21a Davey St PARKDALE 3195 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$942,500  
**Method:** Sold Before Auction  
**Date:** 22/08/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 382 sqm approx



16b McKay St PARKDALE 3195 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 25/08/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)