

## 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

30 Keith 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 \$1,370,000

&

\$1,450,000

#### Median sale price

Median price \$1,317,500

House

X

Unit

Suburb Parkdale

Period - From 01/07/2018

to 30/09/2018

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	52 Fourth St PARKDALE 3195	\$1,450,000	26/09/2018
2	1 Warrigal Rd MENTONE 3194	\$1,410,000	27/10/2018
3	4 Winterset CI MORDIALLOC 3195	\$1,395,000	10/10/2018

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.



5   3   2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 595 sqm approx

Agent Comments

## Comparable Properties

52 Fourth St PARKDALE 3195 (VG)

Agent Comments

4   -   -

**Price:** \$1,450,000

**Method:** Sale

**Date:** 26/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 836 sqm approx

1 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

4   1   2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** House (Res)

4 Winterset CI MORDIALLOC 3195 (VG)

Agent Comments

4   -   -

**Price:** \$1,395,000

**Method:** Sale

**Date:** 10/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 619 sqm approx