

## 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 14/3-17 Taylor 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 \$590,000 & \$640,000

#### Median sale price

Median price \$765,000 House Unit X 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	7/6-8 Olive Gr PARKDALE 3195	\$620,000	27/08/2018
2	2/44 Kershaw St MORDIALLOC 3195	\$617,311	23/10/2018
3	5/32 Mentone Pde MENTONE 3194	\$605,000	22/10/2018

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.



3   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$640,000  
**Median Unit Price**  
 September quarter 2018: \$765,000

## Comparable Properties



**7/6-8 Olive Gr PARKDALE 3195 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 27/08/2018  
**Rooms:** -  
**Property Type:** Unit



**2/44 Kershaw St MORDIALLOC 3195 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$617,311  
**Method:** Private Sale  
**Date:** 23/10/2018  
**Rooms:** -  
**Property Type:** Unit



**5/32 Mentone Pde MENTONE 3194 (VG)**

[Agent Comments](#)

3   -   -

**Price:** \$605,000  
**Method:** Sale  
**Date:** 22/10/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)