

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	28 Birdwood Street, Parkdale Vic 3195
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Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000
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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	8 Edmond St PARKDALE 3195	\$1,100,000	04/09/2018
2	11 Wild St PARKDALE 3195	\$1,075,000	28/11/2018
3	31 Clare St PARKDALE 3195	\$1,050,000	17/09/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 386 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
September quarter 2018: \$1,317,500

Comparable Properties



8 Edmond St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 04/09/2018
Rooms: -
Property Type: House (Res)



11 Wild St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 28/11/2018
Rooms: -
Property Type: House



31 Clare St PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$1,050,000
Method: Sale
Date: 17/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx