

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
1/26 The Corso, Parkdale Vic 3195

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$738,500 House Unit X Suburb Parkdale

Period - From 01/10/2017 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	1/94 Patty St MENTONE 3194	\$970,000	23/11/2018
2	32 Teague Av MENTONE 3194	\$995,000	11/08/2018
3	17 Robert St PARKDALE 3195	\$1,020,000	01/09/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending September 2018: \$738,500

Comparable Properties



1/94 Patty St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 323 sqm approx



32 Teague Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$995,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



17 Robert St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 350 sqm approx