

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 1/20 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$745,000 House Unit X Suburb Parkdale

Period - From 01/01/2019 to 31/03/2019 Source REIV

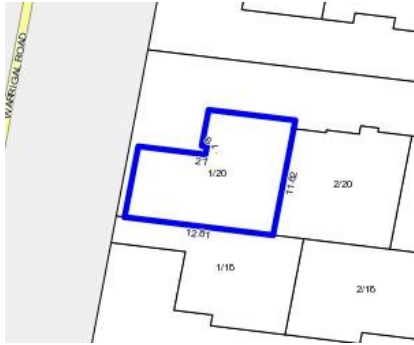
Comparable property sales (*Delete A or B below as applicable)

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	1/438-440 Nepean Hwy PARKDALE 3195	\$549,000	14/01/2019
2	3/10 Commercial Rd MENTONE 3194	\$506,000	18/01/2019
3	11/20-22 Florence St MENTONE 3194	\$495,000	21/02/2019

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
 \$500,000 - \$550,000
Median Unit Price
 March quarter 2019: \$745,000

Comparable Properties



1/438-440 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$549,000
Method: Private Sale
Date: 14/01/2019
Rooms: -
Property Type: Unit



3/10 Commercial Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 18/01/2019
Rooms: -
Property Type: Unit



11/20-22 Florence St MENTONE 3194 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 21/02/2019
Rooms: -
Property Type: Unit