

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 27 Edmond Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,060,000 House Unit Suburb Parkdale

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

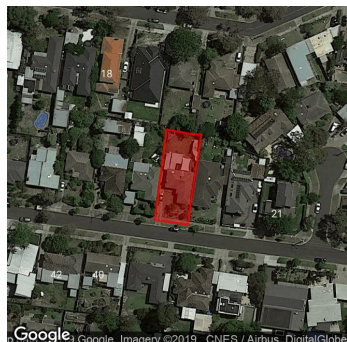
Comparable property sales (*Delete A or B below as applicable)

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	53 Lower Dandenong Rd MENTONE 3194	\$910,000	04/04/2019
2	11 Davey St PARKDALE 3195	\$870,000	26/04/2019
3	26 Balmoral Dr PARKDALE 3195	\$842,500	23/04/2019

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:** House (Previously Occupied - Detached)**Land Size:** 628 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median House Price

March quarter 2019: \$1,060,000

Comparable Properties

**53 Lower Dandenong Rd MENTONE 3194 (REI/VG)**

Agent Comments

**Price:** \$910,000**Method:** Private Sale**Date:** 04/04/2019**Rooms:** -**Property Type:** House**Land Size:** 604 sqm approx**11 Davey St PARKDALE 3195 (VG)**

Agent Comments

**Price:** \$870,000**Method:** Sale**Date:** 26/04/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 661 sqm approx**26 Balmoral Dr PARKDALE 3195 (REI)**

Agent Comments

**Price:** \$842,500**Method:** Private Sale**Date:** 23/04/2019**Rooms:** -**Property Type:** House**Land Size:** 691 sqm approx