

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 43B Edmond Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,140,000 House X Unit Suburb Parkdale

Period - From 01/07/2018 to 30/06/2019 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	24b Victoria St PARKDALE 3195	\$1,120,000	14/04/2019
2	19a Vialls Av PARKDALE 3195	\$1,107,500	20/07/2019
3	18 Chandler St PARKDALE 3195	\$1,100,000	04/03/2019

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:
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median House Price
 Year ending June 2019: \$1,140,000

Comparable Properties



24b Victoria St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 14/04/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 334 sqm approx



19a Vialls Av PARKDALE 3195 (REI)

Agent Comments



Price: \$1,107,500
Method: Auction Sale
Date: 20/07/2019
Rooms: -
Property Type: Townhouse (Res)



18 Chandler St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 303 sqm approx