

## 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 5/32 Olive Grove, Parkdale Vic 3195

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$470,000

#### 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	2/176 Warrigal Rd MENTONE 3194	\$480,000	04/05/2019
2	4/20-22 White St MORDIALLOC 3195	\$459,000	18/03/2019
3	3/25 White St PARKDALE 3195	\$445,000	11/04/2019

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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$470,000  
**Median Unit Price**  
March quarter 2019: \$745,000

## Comparable Properties

2/176 Warrigal Rd MENTONE 3194 (REI)

**Agent Comments**

2   1   1

**Price:** \$480,000  
**Method:** Auction Sale  
**Date:** 04/05/2019  
**Rooms:** -  
**Property Type:** Unit



4/20-22 White St MORDIALLOC 3195 (VG)

**Agent Comments**

2   -   -

**Price:** \$459,000  
**Method:** Sale  
**Date:** 18/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



3/25 White St PARKDALE 3195 (REI)

**Agent Comments**

2   1   1

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 11/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)