

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 211a Como Parade East, 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 \$765,000 House Unit X Suburb Parkdale

Period - From 01/04/2019 to 30/06/2019 Source REIV

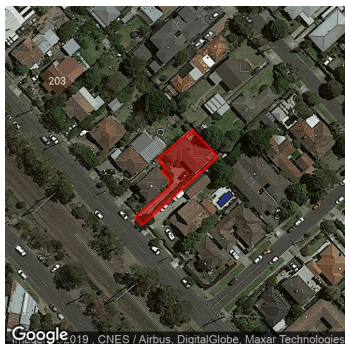
Comparable property sales (*Delete A or B below as applicable)

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	1/20 Olive Gr PARKDALE 3195	\$1,060,000	15/04/2019
2	1/32 Parkers Rd PARKDALE 3195	\$1,055,000	23/03/2019
3	7 Third St PARKDALE 3195	\$950,000	16/03/2019

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.



 3
  2
  2

Rooms:
Property Type: Townhouse (Res)
Land Size: 0 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median Unit Price
 June quarter 2019: \$765,000

Comparable Properties



1/20 Olive Gr PARKDALE 3195 (REI)

Agent Comments

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  2
  2

Price: \$1,060,000
Method: Private Sale
Date: 15/04/2019
Rooms: -
Property Type: Townhouse (Single)



1/32 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,055,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



7 Third St PARKDALE 3195 (REI/VG)

Agent Comments

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  1
  1

Price: \$950,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 480 sqm approx