

## 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	14B Macgregor Street, Parkdale Vic 3195
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#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$720,000	House		Unit	X	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	34a Kershaw St MORDIALLOC 3195	\$1,167,500	16/07/2019
2	24b Victoria St PARKDALE 3195	\$1,120,000	14/04/2019
3	19a Vialls Av PARKDALE 3195	\$1,107,500	20/07/2019

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.

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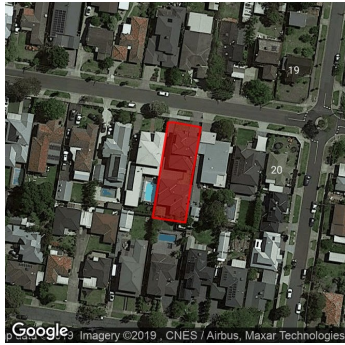
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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

Year ending June 2019: \$720,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**34a Kershaw St MORDIALLOC 3195 (REI)**

**Agent Comments**



**Price:** \$1,167,500

**Method:** Private Sale

**Date:** 16/07/2019

**Rooms:** -

**Property Type:** Townhouse (Single)



**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 Vials Av PARKDALE 3195 (REI)**

**Agent Comments**



**Price:** \$1,107,500

**Method:** Auction Sale

**Date:** 20/07/2019

**Rooms:** -

**Property Type:** Townhouse (Res)