

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

73 Marriott Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$955,000 & \$990,000

Median sale price

Median price \$1,125,000 Property Type House Suburb Parkdale

Period - From 16/09/2018 to 15/09/2019 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	3 Vialls Av PARKDALE 3195	\$990,000	06/06/2019
2	18 Booth St PARKDALE 3195	\$980,000	20/07/2019
3	10 Ovens Ct MENTONE 3194	\$975,000	25/06/2019

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.~~

This Statement of Information was prepared on: 16/09/2019 13:52



Property Type:
Agent Comments

Indicative Selling Price
\$955,000 - \$990,000
Median House Price
16/09/2018 - 15/09/2019: \$1,125,000

Comparable Properties

3 Vialls Av PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$990,000
Method: Sold Before Auction
Date: 06/06/2019
Property Type: House (Res)
Land Size: 618 sqm approx



18 Booth St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 627 sqm approx



10 Ovens Ct MENTONE 3194 (REI/VG)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 25/06/2019
Property Type: House
Land Size: 622 sqm approx