

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Ellen Street, Parkdale Vic 3195

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,130,000

Property Type

House

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	8 Grey St PARKDALE 3195	\$1,005,000	24/08/2019
2	18 Booth St PARKDALE 3195	\$980,000	20/07/2019
3	34 Mckay St MORDIALLOC 3195	\$900,000	07/07/2019

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.~~

This Statement of Information was prepared on:

16/09/2019



Property Type:
Land Size: 682 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 June quarter 2019: \$1,130,000

Comparable Properties



8 Grey St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,005,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 676 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



34 McKay St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 07/07/2019
Property Type: House
Land Size: 650 sqm approx