

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

7 Blossom Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$765,000 Property Type Unit 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	1/85 Lower Dandenong Rd MENTONE 3194	\$672,500	20/06/2019
2			
3			

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: 01/10/2019 17:38



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Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

June quarter 2019: \$765,000

Comparable Properties



1/85 Lower Dandenong Rd MENTONE 3194 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$672,500

Method: Private Sale

Date: 20/06/2019

Property Type: Unit

Land Size: 374 sqm approx

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.