

# 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

4/18 Warrigal Road, Parkdale Vic 3195

### Indicative selling price

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

Range between \$600,000 & \$640,000

### 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	5/27 Milan St MENTONE 3194	\$640,000	22/06/2019
2	4/20-22 Florence St MENTONE 3194	\$630,000	29/06/2019
3	3/98 Warrigal Rd PARKDALE 3195	\$600,000	01/07/2019

**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: 30/09/2019 14:20



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$640,000  
**Median Unit Price**  
June quarter 2019: \$765,000

## Comparable Properties



5/27 Milan St MENTONE 3194 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Property Type:** Unit



4/20-22 Florence St MENTONE 3194 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 29/06/2019  
**Property Type:** Unit



3/98 Warrigal Rd PARKDALE 3195 (VG)

[Agent Comments](#)

3   -   -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 01/07/2019  
**Property Type:** Flat/Unit/Apartment (Res)