

# 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

47A The Corso, 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 \$1,300,000 & \$1,395,000

### Median sale price

Median price \$1,090,000 Property Type House Suburb Parkdale

Period - From 01/10/2018 to 30/09/2019 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	48 Seventh St PARKDALE 3195	\$1,339,000	05/10/2019
2	41 Mentone Pde MENTONE 3194	\$1,320,000	17/07/2019
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:

21/10/2019 16:36



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 545 sqm approx

[Agent Comments](#)

**Indicative Selling Price**  
\$1,300,000 - \$1,395,000  
**Median House Price**  
Year ending September 2019: \$1,090,000

## Comparable Properties

48 Seventh St PARKDALE 3195 (REI)

[Agent Comments](#)

3   1   3

**Price:** \$1,339,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



41 Mentone Pde MENTONE 3194 (VG)

[Agent Comments](#)

3   -   -

**Price:** \$1,320,000

**Method:** Sale

**Date:** 17/07/2019

**Property Type:** House (Res)

**Land Size:** 573 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.