

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 Meribah Court, Parkdale Vic 3195

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,103,500 Property Type House Suburb Parkdale

Period - From 01/07/2019 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	17 Victoria St PARKDALE 3195	\$900,000	28/06/2019
2	34 Mckay St MORDIALLOC 3195	\$900,000	07/07/2019
3	8 Blackwood Av MENTONE 3194	\$900,000	28/06/2019

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:

12/11/2019 08:43



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Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 September quarter 2019: \$1,103,500

Comparable Properties

17 Victoria St PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$900,000
Method: Sale
Date: 28/06/2019
Property Type: House (Res)
Land Size: 683 sqm approx



34 McKay St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 1 1

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



8 Blackwood Av MENTONE 3194 (REI/VG)

Agent Comments

6 2 1

Price: \$900,000
Method: Private Sale
Date: 28/06/2019
Property Type: House
Land Size: 717 sqm approx