

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

16B Eveline Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,275,000 & \$1,400,000

Median sale price

Median price \$1,133,750 Property Type House Suburb Parkdale

Period - From 19/11/2018 to 18/11/2019 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	26b Fifth St PARKDALE 3195	\$1,360,000	21/07/2019
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: 19/11/2019 10:01



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



26b Fifth St PARKDALE 3195 (REI)

Agent Comments

4 2 1

Price: \$1,360,000

Method: Private Sale

Date: 21/07/2019

Property Type: Townhouse (Single)

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.