

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 5/14 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$756,250 Property Type Unit Suburb Parkdale

Period - From 01/10/2019 to 31/12/2019 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	2/11 Mac Cr PARKDALE 3195	\$580,000	21/09/2019
2	2/11 Levanto St MENTONE 3194	\$566,000	09/11/2019
3	2/138 Warrigal Rd MENTONE 3194	\$555,000	14/11/2019

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: 24/01/2020 14:44



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
December quarter 2019: \$756,250

Comparable Properties



2/11 Mac Cr PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Unit



2/11 Levanto St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$566,000
Method: Auction Sale
Date: 09/11/2019
Property Type: Unit



2/138 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$555,000
Method: Sold Before Auction
Date: 14/11/2019
Property Type: Unit