

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 56 Seventh Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$910,000 & \$990,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Parkdale

Period - From 17/02/2019 to 16/02/2020 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	211a Como Pde.E PARKDALE 3195	\$985,000	15/02/2020
2	6/261-263 Como Pde.E PARKDALE 3195	\$965,000	14/12/2019
3	24 Teague Av MENTONE 3194	\$935,000	11/12/2019

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: 17/02/2020 15:55



3 2 1

Property Type: Townhouse (Res)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$910,000 - \$990,000
Median Unit Price
17/02/2019 - 16/02/2020: \$730,000

Comparable Properties



211a Como Pde.E PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$985,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Townhouse (Res)



6/261-263 Como Pde.E PARKDALE 3195 (REI)

Agent Comments

3 3 2

Price: \$965,000
Method: Auction Sale
Date: 14/12/2019
Property Type: Townhouse (Res)



24 Teague Av MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$935,000
Method: Private Sale
Date: 11/12/2019
Property Type: Townhouse (Single)
Land Size: 241 sqm approx