

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

49 Evan Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	12 Chandler St PARKDALE 3195	\$1,100,000	26/10/2019
2	20 Ellen St PARKDALE 3195	\$1,070,500	11/10/2019
3	49 Mcswain St PARKDALE 3195	\$1,055,000	29/10/2019

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:

15/01/2020 15:11



4 2 1

Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2019: \$1,103,500

Comparable Properties



12 Chandler St PARKDALE 3195 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



20 Ellen St PARKDALE 3195 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,070,500

Method: Sold Before Auction

Date: 11/10/2019

Property Type: House (Res)

Land Size: 682 sqm approx



49 Mcswain St PARKDALE 3195 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,055,000

Method: Auction Sale

Date: 29/10/2019

Property Type: House (Res)