

# 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

2 Cherrington Court, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,170,000

### Median sale price

Median price

\$1,201,000

Property Type

House

Suburb

Parkdale

Period - From

01/01/2020

to

31/03/2020

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	42 Edmond St PARKDALE 3195	\$1,125,000	12/03/2020
2	2 Powlett St MORDIALLOC 3195	\$1,100,000	17/03/2020
3	67 Mcswain St PARKDALE 3195	\$1,070,000	02/06/2020

**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:

25/06/2020 10:26



4   2   3

**Property Type:** House (Res)  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,170,000  
**Median House Price**  
March quarter 2020: \$1,201,000

## Comparable Properties



**42 Edmond St PARKDALE 3195 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,125,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2020  
**Property Type:** House (Res)



**2 Powlett St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

2   2   3

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2020  
**Property Type:** House (Res)  
**Land Size:** 573 sqm approx



**67 Mcswain St PARKDALE 3195 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 02/06/2020  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx