

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

42 Robert Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$955,000 & \$1,050,000

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	49 Evan St PARKDALE 3195	\$1,030,000	26/02/2020
2	2 Ilma Ct PARKDALE 3195	\$1,015,000	21/05/2020
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: 07/07/2020 16:11



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Property Type: House
Land Size: 583 sqm approx
Agent Comments

Indicative Selling Price
\$955,000 - \$1,050,000
Median House Price
March quarter 2020: \$1,201,000

Comparable Properties



49 Evan St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Private Sale
Date: 26/02/2020
Property Type: House
Land Size: 591 sqm approx



2 Ilma Ct PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$1,015,000
Method: Private Sale
Date: 21/05/2020
Property Type: House

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.