

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

113 Warren Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,193,500 Property Type House Suburb Parkdale

Period - From 01/04/2020 to 30/06/2020 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	40 Evan St PARKDALE 3195	\$940,000	17/08/2020
2	9 Morris St PARKDALE 3195	\$937,500	08/05/2020
3	12 Delville Av MENTONE 3194	\$880,000	05/06/2020

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:

29/09/2020 10:01



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Property Type: House

Land Size: 676.59 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

June quarter 2020: \$1,193,500

Comparable Properties



40 Evan St PARKDALE 3195 (REI)

[Agent Comments](#)

4 2 2

Price: \$940,000

Method: Private Sale

Date: 17/08/2020

Property Type: House (Res)

9 Morris St PARKDALE 3195 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$937,500

Method: Sold Before Auction

Date: 08/05/2020

Property Type: House (Res)

Land Size: 650 sqm approx

12 Delville Av MENTONE 3194 (REI/VG)

[Agent Comments](#)

4 1 2

Price: \$880,000

Method: Sold Before Auction

Date: 05/06/2020

Property Type: House (Res)

Land Size: 604 sqm approx