

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

17a Brownfield Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$850,000 & \$930,000

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	12b Collocott St MORDIALLOC 3195	\$922,000	29/06/2020
2	2/6 Booth St PARKDALE 3195	\$880,000	05/05/2020
3	34B Elliot St MORDIALLOC 3195	\$855,000	22/06/2020

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 10:11



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 476 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

June quarter 2020: \$1,193,500

Comparable Properties



12b Collocott St MORDIALLOC 3195 (REI)

[Agent Comments](#)

4 2 2

Price: \$922,000

Method: Private Sale

Date: 29/06/2020

Property Type: Townhouse (Res)

2/6 Booth St PARKDALE 3195 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$880,000

Method: Auction Sale

Date: 05/05/2020

Property Type: Townhouse (Res)

34B Elliot St MORDIALLOC 3195 (VG)

[Agent Comments](#)

3 - -

Price: \$855,000

Method: Sale

Date: 22/06/2020

Property Type: House (Res)

Land Size: 185 sqm approx