

# 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

48 Keith Street, Parkdale Vic 3195

### Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,187,500 Property Type House Suburb Parkdale

Period - From 06/10/2019 to 05/10/2020 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	24 Lawborough Av PARKDALE 3195	\$1,177,000	03/06/2020
2	2 Cherrington Ct PARKDALE 3195	\$1,160,000	30/06/2020
3	79 Davey St PARKDALE 3195	\$1,150,000	02/07/2020

**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:

06/10/2020 14:54



4   -   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 590 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median House Price**

06/10/2019 - 05/10/2020: \$1,187,500

## Comparable Properties



**24 Lawborough Av PARKDALE 3195 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$1,177,000

**Method:** Private Sale

**Date:** 03/06/2020

**Property Type:** House

**Land Size:** 792 sqm approx



**2 Cherrington Ct PARKDALE 3195 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 30/06/2020

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**79 Davey St PARKDALE 3195 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 02/07/2020

**Property Type:** House

**Land Size:** 784 sqm approx