

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 4/65 Como Parade East, Parkdale Vic 3195

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,117,500 Property Type House Suburb Parkdale

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

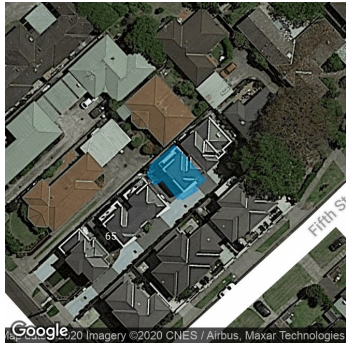
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1b Fifth St PARKDALE 3195	\$797,000	10/10/2020
2	2/44 Warrigal Rd PARKDALE 3195	\$780,000	20/11/2020
3	2/8 Florence St MENTONE 3194	\$765,000	19/11/2020

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: 07/12/2020 11:22



2 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
September quarter 2020: \$1,117,500

Comparable Properties

1b Fifth St PARKDALE 3195 (REI/VG)

Agent Comments

2 1 2

Price: \$797,000
Method: Auction Sale
Date: 10/10/2020
Property Type: Townhouse (Res)



2/44 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2 1 2

Price: \$780,000
Method: Private Sale
Date: 20/11/2020
Property Type: Townhouse (Single)
Land Size: 330 sqm approx



2/8 Florence St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 19/11/2020
Property Type: Townhouse (Single)