

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

19 Ellen Street, Parkdale, VIC 3195

Indicative selling price

\$1,250,000 - \$1,350,000

Range between

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

Median sale price

Median price
\$ 1,140,000

House

*Delete house or unit as applicable

Suburb
PARKDALE

Period
26/01/2019 - 25/07/2019

Source
Price Finder

Comparable property sales

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



34 EIGHTH STREET
PARKDALE

5 2 3

Agents Advice - Sale *\$1,445,000
Date Sold 28/03/2019
Land 698 sqm



14 FOURTH STREET
PARKDALE

4 2 2

Agents Advice - Sale *\$1,360,000
Date Sold 26/06/2019
Land 697 sqm



3 WINTERSET CLOSE
MORDIALLOC

5 3 4

Normal Sale \$1,380,000
Date Sold 02/03/2019
Land 544 sqm