

## 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

79 Davey 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)

Single price

\$1,220,000

or range between

&

### Median sale price

Median price

\$1,137,500

Property type

House

Suburb

PARKDALE

Period - From

12/11/2019

to

12/05/2020

Source

CoreLogic

### Comparable property sales

**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 10 Keiller Avenue Parkdale	\$1,275,000	26/04/2020
2 21 Clare Street Parkdale	\$1,212,500	07/04/2020
3 18 Mount View Avenue Parkdale	\$1,220,000	21/12/2019

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:

12/05/2020