

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

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		1/25 Bay Street, Parkdale Vic 3195									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$870,		000		&		\$950,000					
Median sale price											
Median price	\$725,00	0	Hou	se	Uni	it	Х		Suburb	Parkdale	
Period - From	01/04/2	017	to	31/03/2018			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.

Add	dress of comparable property	Price	Date of sale
1	1/23 Antibes St PARKDALE 3195	\$1,165,000	29/11/2017
2	4/17 Bay St PARKDALE 3195	\$952,000	03/03/2018
3	1c Bethell Av PARKDALE 3195	\$926,000	07/03/2018

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.

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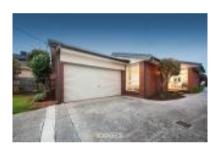
Indicative Selling Price \$870,000 - \$950,000 **Median Unit Price** Year ending March 2018: \$725,000



Agent Comments



Comparable Properties



1/23 Antibes St PARKDALE 3195 (REI)

3

Price: \$1,165,000 Method: Auction Sale Date: 29/11/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



4/17 Bay St PARKDALE 3195 (REI)

Price: \$952.000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



1c Bethell Av PARKDALE 3195 (REI)

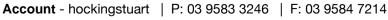
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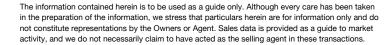
Price: \$926,000 Method: Private Sale Date: 07/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments





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