

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&amp;

\$950,000

**Median sale price**

Median price \$725,000

House

Unit

X

Suburb Parkdale

Period - From 01/04/2017

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.

	Address 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.

1/25 Bay Street, Parkdale Vic 3195

**hockingstuart**

Simon Wendt

9583 3246

0407 040706

swendt@hockingstuart.com.au

**Indicative Selling Price**

\$870,000 - \$950,000

**Median Unit Price**

Year ending March 2018: \$725,000



2 2 2

**Rooms:**

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**1/23 Antibes St PARKDALE 3195 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,165,000

**Method:** Auction Sale

**Date:** 29/11/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**4/17 Bay St PARKDALE 3195 (REI)**

**Agent Comments**

3 2 1

**Price:** \$952,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**1c Bethell Av PARKDALE 3195 (REI)**

**Agent Comments**

2 2 1

**Price:** \$926,000

**Method:** Private Sale

**Date:** 07/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)