

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 6A / 2 Thomson Rise, Parkdale

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$400,000 & \$430,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$649,225

\*House ☐

\*Unit ☒

Suburb Cheltenham

Period - From April 1, 2017 to March 31, 2018

Source Corelogic

#### 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
4/33A Brownfield Street, Mordialloc VIC 3195	\$340,000	3-Apr-18
20/30 Mentone Parade, Mentone VIC 3194	\$421,000	24-Mar-18
2/27 Ti-Tree Grove East, Parkdale VIC 3195	\$439,000	11-Nov-17

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.