

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

3/168 Lower Dandenong Road, Parkdale VIC 3195

Indicative selling price

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

Single price

\$560,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$649,950

*House

*Unit

x

Suburb

Parkdale

Period - From

20 Feb 2017

to

20 Jan 2018

Source

RP Data

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
2/26 Olive Grove, Parkdale VIC 3195	\$520,000	04 Sep '17
1/84 Warrigal Road, Parkdale VIC 3195	\$512,000	14 Oct '17
1/150 Como Parade West, Parkdale VIC 3195	\$550,000	23 Oct '17