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

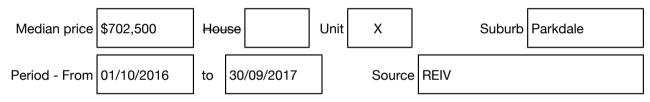
s 2/27 Ti-Tree Grove East, Parkdale Vic 3195 d e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$350,000	&	\$380,000

Median sale price



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	4/42 Barkly St MORDIALLOC 3195	\$380,000	03/06/2017
2	3/1a Spray St PARKDALE 3195	\$360,000	26/06/2017
3	18/5-7 Brindisi St MENTONE 3194	\$325,000	13/09/2017

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.

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

2/27 Ti-Tree Grove East, Parkdale Vic 3195

hockingstuart





Rooms: Property Type: Unit Agent Comments 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

Robert Pullia

Indicative Selling Price \$350,000 - \$380,000 Median Unit Price Year ending September 2017: \$702,500

Comparable Properties





18/5-7 Brindisi St MENTONE 3194 (REI)

Agent Comments



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Price: \$325,000 Method: Sold Before Auction Date: 13/09/2017 Rooms: -Property Type: Apartment

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