

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

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

Indicative selling price

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

Range between \$350,000

&

\$380,000

Median sale price

Median price \$702,500

House

Unit

X

Suburb

Parkdale

Period - From 01/10/2016

to

30/09/2017

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	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.

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Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending September 2017: \$702,500



1 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties

4/42 Barkly St MORDIALLOC 3195 (VG)

Agent Comments

1 - -

Price: \$380,000

Method: Sale

Date: 03/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

3/1a Spray St PARKDALE 3195 (VG)

Agent Comments

1 - -

Price: \$360,000

Method: Sale

Date: 26/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

1 1 1

Price: \$325,000

Method: Sold Before Auction

Date: 13/09/2017

Rooms: -

Property Type: Apartment