

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

155 Beach Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$1,182,000

House

X

Unit

Suburb Parkdale

Period - From 01/07/2017

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	13 Rennison St PARKDALE 3195	\$2,450,000	05/06/2017
2	1/168 Beach Rd PARKDALE 3195	\$2,185,000	08/07/2017
3	1 Royal Pde PARKDALE 3195	\$2,110,000	12/04/2017

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.~~

155 Beach Road, Parkdale Vic 3195



4 3.5 3

Rooms:
Property Type: House
Land Size: 468.619 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,310,000
Median House Price
September quarter 2017: \$1,182,000

Comparable Properties



13 Rennison St PARKDALE 3195 (REI/VG)

Agent Comments

5 4 3

Price: \$2,450,000
Method: Private Sale
Date: 05/06/2017
Rooms: 12
Property Type: House
Land Size: 705 sqm approx



1/168 Beach Rd PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$2,185,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 220 sqm approx



1 Royal Pde PARKDALE 3195 (REI/VG)

Agent Comments

4 2 3

Price: \$2,110,000
Method: Sold Before Auction
Date: 12/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 777 sqm approx