

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 3a Evan Street, Parkdale

Indicative selling price

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

Single price \$ or range between \$750,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$765,000 *House *Unit X Suburb Parkdale

Period - From 1/7/2018 to 30/9/2018 Source REIV

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
	1. 1/10 Clare St, Parkdale	\$815,000	04/7/2018
	2. 8b Evan St, Parkdale	\$852,000	15/6/2018
	3. 21a Davey St, Parkdale	\$942,500	24/8/2018