

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

21 Kershaw Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$880,000

&

\$910,000

Median sale price

Median price \$1,309,500

House

X

Unit

Suburb Parkdale

Period - From 01/01/2018

to

31/12/2018

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 Stewart Av PARKDALE 3195	\$1,000,000	11/01/2019
2	15 Brownfield St PARKDALE 3195	\$912,000	20/12/2018
3	31 Warren Rd PARKDALE 3195	\$860,000	08/01/2019

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.



3 2 3

Rooms:

Property Type: House

Agent Comments

Comparable Properties



4 Stewart Av PARKDALE 3195 (REI)

Agent Comments

4 2 1

Price: \$1,000,000

Method: Private Sale

Date: 11/01/2019

Rooms: -

Property Type: House

Land Size: 580 sqm approx



15 Brownfield St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$912,000

Method: Sold Before Auction

Date: 20/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



31 Warren Rd PARKDALE 3195 (REI/VG)

Agent Comments

4 1 1

Price: \$860,000

Method: Private Sale

Date: 08/01/2019

Rooms: -

Property Type: House

Land Size: 433 sqm approx