

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

2/11 Mac Crescent Parkdale VIC 3195

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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

7/13 Barkly Street Mordialloc VIC 3195	\$440,000	09-Apr-19
2/6-8 High Street Mordialloc VIC 3195	\$448,000	22-Aug-19
2/44 Evan Street Parkdale VIC 3195	\$445,000	16-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019

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7/13 Barkly Street Mordialloc VIC 3195

Sold Price

\$440,000

Sold Date

09-Apr-19

 2

 1

 1

Distance

0.29km



2/6-8 High Street Mordialloc VIC 3195

Sold Price

^{RS} **\$448,000**

Sold Date

22-Aug-19

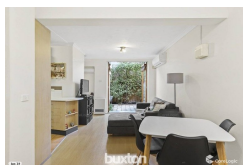
 2

 1

 1

Distance

0.93km



2/44 Evan Street Parkdale VIC 3195

Sold Price

\$445,000

Sold Date

16-Jul-19

 1

 1

 1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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