

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

10/122 Beach Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$450,000

&

\$490,000

Median sale price

Median price \$793,750

House

Unit

X

Suburb Parkdale

Period - From 01/04/2018

to

30/06/2018

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	8/44 Evan St PARKDALE 3195	\$510,000	25/04/2018
2	3/92 Warrigal Rd PARKDALE 3195	\$487,000	01/09/2018
3	309/81 Warrigal Rd MENTONE 3194	\$480,000	30/05/2018

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.



2
 1
 1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
 \$450,000 - \$490,000
Median Unit Price
 June quarter 2018: \$793,750

Comparable Properties



8/44 Evan St PARKDALE 3195 (VG)

Agent Comments

2
 -
 -

Price: \$510,000
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/92 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2
 1
 1

Price: \$487,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Unit
Land Size: 105 sqm approx



309/81 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

2
 2
 1

Price: \$480,000
Method: Sold Before Auction
Date: 30/05/2018
Rooms: -
Property Type: Apartment