

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	10/122 Beach Road, Parkdale Vic 3195
Including suburb and	
postcode	
	<u>L</u>

Indicative selling price

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

Range between	\$450,000	&	\$490,000
		1	

Median sale price

Median price	\$793,750	Hou	se	Unit	Х	Suburb	Parkdale
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

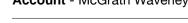
Comparable property sales (*Delete A or B below as applicable)

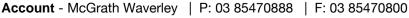
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

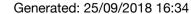
Add	dress of comparable property	Price	Date of sale
1	8/44 Evan St PARKDALE 3195	\$510,000	25/04/2018
2	3/92 Warrigal Rd PARKDALE 3195	\$487,000	01/09/2018
3	309/81 Warrigal Rd MENTONE 3194	\$480,000	30/05/2018

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.











McGrath





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)



Price: \$510.000 Method: Sale Date: 25/04/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/92 Warrigal Rd PARKDALE 3195 (REI)





Price: \$487,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: Unit

Land Size: 105 sqm approx

Agent Comments

Agent Comments



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

-2





Price: \$480,000

Method: Sold Before Auction

Date: 30/05/2018

Rooms: -

Property Type: Apartment





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.