

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

8 Ivy Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,412,500

Property Type House

Suburb Parkdale

Period - From 01/04/2021

to 30/06/2021

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	56 Marriott St PARKDALE 3195	\$1,340,000	03/07/2021
2	25 Mcswain St PARKDALE 3195	\$1,330,000	27/03/2021
3	44 Brownfield St MORDIALLOC 3195	\$1,260,000	09/03/2021

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.~~

This Statement of Information was prepared on:

02/08/2021 16:00



3 1 2

Property Type: House
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 June quarter 2021: \$1,412,500

Comparable Properties



56 Marriott St PARKDALE 3195 (REI)

Agent Comments

4 1 2

Price: \$1,340,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 682 sqm approx



25 Mcswain St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 536 sqm approx



44 Brownfield St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,260,000
Method: Sold Before Auction
Date: 09/03/2021
Property Type: House
Land Size: 652 sqm approx