### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

1b Kershaw Street, Parkdale Vic 3195

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	34a Kershaw St MORDIALLOC 3195	\$1,167,500	16/07/2019
2	24b Victoria St PARKDALE 3195	\$1,120,000	14/04/2019
3	19a Vialls Av PARKDALE 3195	\$1,107,500	20/07/2019

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.

This Statement of Information was prepared on:

16/09/2019



# hockingstuart





Property Type: Townhouse Agent Comments Mark Blit 03 9583 3246 0412 512 889 markblit@hockingstuart.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price Year ending June 2019: \$720,000

## **Comparable Properties**



34a Kershaw St MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$1,167,500 Method: Private Sale Date: 16/07/2019 Property Type: Townhouse (Single) Land Size: 324 sqm approx



24b Victoria St PARKDALE 3195 (REI/VG)

**1** 3 **1** 2 **1** 

Price: \$1,120,000 Method: Private Sale Date: 14/04/2019 Property Type: Townhouse (Single) Land Size: 334 sqm approx



19a Vialls Av PARKDALE 3195 (REI)

2

Agent Comments

Agent Comments

Price: \$1,107,500 Method: Auction Sale Date: 20/07/2019 Property Type: Townhouse (Res)

•**••**• 4

Account - hockingstuart | P: 03 9583 3246



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.