

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$720,000

Property Type Unit

Suburb Parkdale

Period - From 01/07/2018

to

30/06/2019

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	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



4 3 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**34a Kershaw St MORDIALLOC 3195 (REI/VG)**

Agent Comments

4 2 2

**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)**

Agent Comments

3 2 1

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 14/04/2019

**Property Type:** Townhouse (Single)

**Land Size:** 334 sqm approx



**19a Vials Av PARKDALE 3195 (REI)**

Agent Comments

4 3 2

**Price:** \$1,107,500

**Method:** Auction Sale

**Date:** 20/07/2019

**Property Type:** Townhouse (Res)