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

6/25 Ti-Tree Grove East, Parkdale Vic 3195

Indicative selling price

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

Range between | $600,000 | & | $660,000

Median sale price

| Median price | $626,000 | Property Type | Unit | Suburb | Parkdale |

| Period - From | 09/06/2020 | to | 08/06/2021 | 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	16/122 Beach Rd PARKDALE 3195	$635,000	22/05/2021
2	5/5 John St MORDIALLOC 3195	$643,000	17/05/2021
3	5/59 Como Pde.E PARKDALE 3195	$610,000	28/04/2021

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: 09/06/2021 15:36

CONSUMER AFFAIRS VICTORIA

+HODGES

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Indicative Selling Price
$600,000 - $660,000
Median Unit Price
09/06/2020 - 08/06/2021: $626,000

🛏 2   🛁 2   🚗

Rooms: 4
Property Type: Unit
Agent Comments

Comparable Properties

16/122 Beach Rd PARKDALE 3195 (REI)

🛏 2   🛁 1   🚗 1

Price: $635,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Unit

Agent Comments

5/5 John St MORDIALLOC 3195 (REI)

🛏 2   🛁 1   🚗 1

Price: $643,000
Method: Private Sale
Date: 17/05/2021
Property Type: Unit

Agent Comments

5/59 Como Pde.E PARKDALE 3195 (REI)

🛏 2   🛁 1   🚗 1

Price: $610,000
Method: Private Sale
Date: 28/04/2021
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216