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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Fourth Street, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,090,000	Pro	operty Type	Hou	ISE		Suburb	Parkdale
Period - From	01/10/2018	to	30/09/2019		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	4 Plummer Rd MENTONE 3194	\$1,680,000	15/06/2019
2	19 Ellen St PARKDALE 3195	\$1,611,000	24/08/2019
3	24 Stewart Av PARKDALE 3195	\$1,510,000	17/08/2019

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:

28/10/2019 12:38



hockingstuart





Property Type: House Agent Comments Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending September 2019: \$1,090,000

Comparable Properties



4 Plummer Rd MENTONE 3194 (REI/VG)



Price: \$1,680,000 Method: Auction Sale Date: 15/06/2019 Property Type: House (Res) Land Size: 779 sqm approx Agent Comments



19 Ellen St PARKDALE 3195 (REI)



Price: \$1,611,000 Method: Auction Sale Date: 24/08/2019 Property Type: House (Res)

24 Stewart Av PARKDALE 3195 (REI/VG)

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Agent Comments

Agent Comments



Price: \$1,510,000 Method: Auction Sale Date: 17/08/2019 Property Type: House (Res) Land Size: 603 sqm approx

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.