

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

1/17 Eveline Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,275,000

&

\$1,400,000

Median sale price

Median price \$1,030,000

Property Type Townhouse

Suburb Parkdale

Period - From 16/09/2020

to

15/09/2021

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	4/6 Parkers Rd PARKDALE 3195	\$1,380,000	21/04/2021
2	1/11 Beacon St PARKDALE 3195	\$1,355,000	06/08/2021
3	5b Randell St PARKDALE 3195	\$1,349,500	26/06/2021

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:

16/09/2021 13:40



Property Type:

Agent Comments

Comparable Properties

4/6 Parkers Rd PARKDALE 3195 (VG)

Agent Comments



Price: \$1,380,000

Method: Sale

Date: 21/04/2021

Property Type: Flat/Unit/Apartment (Res)



1/11 Beacon St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,355,000

Method: Sold Before Auction

Date: 06/08/2021

Property Type: Townhouse (Single)



5b Randell St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,349,500

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)

Land Size: 287 sqm approx