

## 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

12 Seventh 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 \$1,250,000

&

\$1,350,000

#### Median sale price

Median price \$1,325,000

House

X

Unit

Suburb Parkdale

Period - From 01/10/2017

to

30/09/2018

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	21 Fifth St PARKDALE 3195	\$1,470,000	07/04/2018
2	1 Thomas Ct PARKDALE 3195	\$1,450,000	28/03/2018
3	328 Nepean Hwy PARKDALE 3195	\$1,414,000	14/07/2018

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.



4 2 2

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties

**21 Fifth St PARKDALE 3195 (REI)**

**Agent Comments**

3 1 4

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 07/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 694 sqm approx



**1 Thomas Ct PARKDALE 3195 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 28/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**328 Nepean Hwy PARKDALE 3195 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,414,000

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 581 sqm approx