

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	12 Seventh Street, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,325,000	Hou	se 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.

Ad	dress 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.

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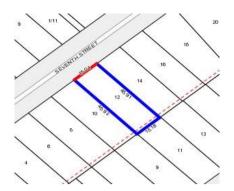
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Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2018: \$1,325,000



Rooms:

Property Type: House Agent Comments



Comparable Properties

21 Fifth St PARKDALE 3195 (REI)

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Price: \$1,470,000 Method: Auction Sale Date: 07/04/2018 Rooms: -

Property Type: House (Res) Land Size: 694 sqm approx

Agent Comments



1 Thomas Ct PARKDALE 3195 (REI/VG)

-3

Price: \$1,450,000 Method: Private Sale Date: 28/03/2018 Rooms: -

Property Type: House (Res) Land Size: 753 sqm approx

Agent Comments



328 Nepean Hwy PARKDALE 3195 (REI/VG)

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Price: \$1,414,000 Method: Auction Sale Date: 14/07/2018 Rooms: -

Property Type: House (Res) Land Size: 581 sqm approx **Agent Comments**



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