

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

54 Balmoral Drive, Parkdale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,230,000

*House

x

*Unit

Suburb

Parkdale

Period - From

January '17

to

December '17

Source

RP Data

Comparable property sales

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
7 Cedric Street, Parkdale VIC 3195	\$1,140,000	09 Dec '17
28 Keiller Avenue, Parkdale VIC 3195	\$1,190,000	21 Dec '17
63 Chute Street, Mordialloc VIC 3195	\$1,120,000	25 Nov '17