

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

14 Ivy Street, PARKDALE

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 \$890,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,270,000

*House X

*Unit

Suburb PARKDALE

Period - From April 2017 to March 2018

Source Core Logic

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
1. 41 Edmond Street, PARKDALE	\$876,000	09/12/17
2. 159 Warren Road, PARKDALE	\$1,000,000	28/10/17
3. 67 White Street, PARKDALE	\$805,000	22/02/18

