

0417 380 371 smgray@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	2/23 Robert Street, Parkdale Vic 3195
Indicative selling price	ce control of the con
For the meaning of this p	price see consumer.vic.gov.au/underquoting

\$690,000

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### Median sale price

Range between

\$640,000

Median price	\$692,500	Hou	se	Unit	Х	Suburb	Parkdale
Period - From	01/07/2016	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	3/25 Evan St PARKDALE 3195	\$705,000	12/07/2017
2	8/410 Nepean Hwy PARKDALE 3195	\$672,000	02/09/2017
3	2/88 Keith St PARKDALE 3195	\$649,950	23/06/2017

#### 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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Indicative Selling Price \$640,000 - \$690,000 Median Unit Price Year ending June 2017: \$692,500





Rooms:

**Property Type:** Unit Agent Comments

### Comparable Properties



3/25 Evan St PARKDALE 3195 (REI/VG)

**-** 2





Price: \$705,000
Method: Private Sale

Date: 12/07/2017 Rooms: 3

Property Type: Unit

**Agent Comments** 



8/410 Nepean Hwy PARKDALE 3195 (REI)

•







**Price:** \$672,000 **Method:** Auction Sale **Date:** 02/09/2017

Rooms: -

Property Type: Unit

**Agent Comments** 



2/88 Keith St PARKDALE 3195 (REI)

**1** 2



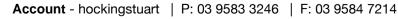


Price: \$649,950 Method: Private Sale Date: 23/06/2017

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 







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