

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

2/23 Robert Street, Parkdale Vic 3195

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$692,500

House

Unit

X

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.

	Address 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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

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

Comparable Properties



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

Agent Comments

2 1 1

Price: \$705,000
Method: Private Sale
Date: 12/07/2017
Rooms: 3
Property Type: Unit



8/410 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$672,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Unit



2/88 Keith St PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$649,950
Method: Private Sale
Date: 23/06/2017
Rooms: -
Property Type: Townhouse (Single)