

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	4/59 Como Parade East, Parkdale Vic 3195
---	--

Indicative selling price

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

Single price \$589,000

Median sale price

Median price	\$732,500	House		Unit	X	Suburb	Parkdale
Period - From	01/07/2017	to	30/06/2018	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.

	Address of comparable property	Price	Date of sale
1	4/51-53 Como Pde.E PARKDALE 3195	\$608,000	12/05/2018
2	8/32 Flinders St MENTONE 3194	\$575,000	26/05/2018
3	4/242 Balcombe Rd MENTONE 3194	\$570,000	09/07/2018

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.



2
 1
 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$589,000

Median Unit Price

Year ending June 2018: \$732,500

Comparable Properties



4/51-53 Como Pde.E PARKDALE 3195 (REI)

Agent Comments

2
 1
 2

Price: \$608,000

Method: Private Sale

Date: 12/05/2018

Rooms: -

Property Type: Unit

Land Size: 117 sqm approx



8/32 Flinders St MENTONE 3194 (REI)

Agent Comments

2
 1
 1

Price: \$575,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: Unit



4/242 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2
 1
 1

Price: \$570,000

Method: Private Sale

Date: 09/07/2018

Rooms: -

Property Type: Unit

Land Size: 1948 sqm approx