

Statement of Information

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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
3/24 Robert Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

Median price \$738,500 House Unit X Suburb Parkdale

Period - From 01/10/2017 to 30/09/2018 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	1/28-30 Olive Gr PARKDALE 3195	\$775,000	15/09/2018
2	2/31 Lawborough Av PARKDALE 3195	\$765,000	22/09/2018
3	1/81 Marriott St PARKDALE 3195	\$740,000	22/09/2018

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.~~

Indicative Selling Price

\$725,000 - \$775,000

Median Unit Price

Year ending September 2018: \$738,500



 3  2  2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/28-30 Olive Gr PARKDALE 3195 (REI)

Agent Comments

 3  1  2

Price: \$775,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: Unit



2/31 Lawborough Av PARKDALE 3195 (REI)

Agent Comments

 3  1  1

Price: \$765,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



1/81 Marriott St PARKDALE 3195 (REI)

Agent Comments

 3  1  1

Price: \$740,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Unit