

## 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

3/24 Robert Street, Parkdale Vic 3195

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$725,000

&amp;

\$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.

3/24 Robert Street, Parkdale Vic 3195

Chisholm&Gamon

Brett Mahoney

03 9589 3133

0414 997 979

bmahoney@chisholmgamon.com.au

**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