

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/4 Sixth Street Parkdale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$780,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,240,000

*House

☒

*Unit

☐

Suburb Parkdale

Period - From Feb 2017 to Jan2018

Source RP Data

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 Ellen Street Parkdale	\$792,500	09-Dec-17
6/12-14 Clare Street Parkdale	\$825,000	19-Dec-17
1/9 Booth Street Parkdale	\$840,000	21-Sep-17