

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

55 Antibes Street, Parkdale Vic 3195

Indicative selling price

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

Single price \$1,245,000

Median sale price

Median price \$1,325,000

House

X

Unit

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	58 Parkers Rd PARKDALE 3195	\$1,310,000	08/09/2018
2	4 Dixon St MENTONE 3194	\$1,265,000	07/07/2018
3	59a The Corso PARKDALE 3195	\$1,220,000	30/05/2018

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 2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,245,000

Median House Price
Year ending September 2018: \$1,325,000

Comparable Properties



58 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 873 sqm approx



4 Dixon St MENTONE 3194 (REI/VG)

Agent Comments

3 2 -

Price: \$1,265,000
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 300 sqm approx



59a The Corso PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000
Method: Private Sale
Date: 30/05/2018
Rooms: -
Property Type: House