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

56 Balmoral Drive Parkdale VIC 3195

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$900,000	&	\$990,000
n sale price					
e house or unit as ap	olicable)				

Median Price	\$1,137,500	Prop	erty type	type House		Suburb	Parkdale
Period-from	01 Apr 2019	to	31 Mar 2	2020	Source		Corelogic

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 6 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	
4 Meribah Court Parkdale VIC 3195	\$956,000	07-Dec-19	
14 Meribah Court Parkdale VIC 3195	\$950,000	06-Mar-20	
3 Felicia Street Mordialloc VIC 3195	\$964,000	30-Nov-19	

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 6 months.

This Statement of Information was prepared on: 30 April 2020



consumer.vic.gov.au



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	4 Merib	ah Cour	t Parkdale VIC 3195	Sold Price	\$956,000	Sold Date	07-Dec-19
	昌 3) الله ال	Ģ ²			Distance	0.23km
W/A HODOLS Contact							
Reyvente	14 Merik	oah Cou	rt Parkdale VIC 3195	Sold Price	\$950,000	Sold Date	06-Mar-20
Distance	➡ 3	1	Ģ ¹			Distance	0.27km
So. & Contraje							
	3 Felicia	a Street	Mordialloc VIC 3195	Sold Price	\$964,000	Sold Date	30-Nov-19
	E 3	1 🖳	ç⊋ 2			Distance	0.98km

RS = Recent sale UN = Undisclosed Sale

A Roar Plant

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