Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	e
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Address Including suburb and postcode	3 Bay Street, Parkdale Vic 3195

Indicative selling price

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

Range between	\$1,950,000	&	\$2,145,000	
				1

Median sale price

Median price	\$1,201,000	Pro	perty Type	House		Suburb	Parkdale
Period - From	01/03/2020	to	28/02/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	62 The Corso PARKDALE 3195	\$2,115,000	02/11/2020
2	24 Herbert St PARKDALE 3195	\$2,000,000	21/11/2020
3			

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.

This Statement of Information was prepared on:	01/03/2021 17:01
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Indicative Selling Price \$1,950,000 - \$2,145,000 **Median House Price**

01/03/2020 - 28/02/2021: \$1,201,000



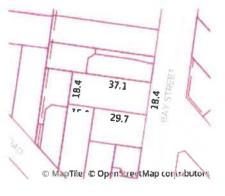




Rooms: 6

Property Type: House Land Size: 822 (approx) sqm

Agent Comments



Comparable Properties



62 The Corso PARKDALE 3195 (REI/VG)





Price: \$2,115,000 Method: Private Sale Date: 02/11/2020 **Property Type:** House Land Size: 572 sqm approx **Agent Comments**

24 Herbert St PARKDALE 3195 (REI/VG)





Agent Comments

Price: \$2,000,000 Method: Auction Sale Date: 21/11/2020

Property Type: House (Res) Land Size: 865 sqm approx

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



