

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 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

Median sale price

Median price \$1,201,000

Property 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.~~

Address 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



4 2 2

Rooms: 6
Property Type: House
Land Size: 822 (approx) sqm approx
Agent Comments

Comparable Properties



62 The Corso PARKDALE 3195 (REI/VG)

Agent Comments

5 2 4

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

24 Herbert St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 4

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.