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

170 Beach Road Parkdale VIC 3195

Indicative selling price

Period-from

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

Single Price	\$2,200,000) or rang betwee		&	
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$1,100,000	Property type	House	Suburb	Parkdale

30 Sep 2019

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2018

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.

to

Address of comparable property	Price	Date of sale
19 Antibes Street Parkdale VIC 3195	\$2,129,500	12-Oct-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.

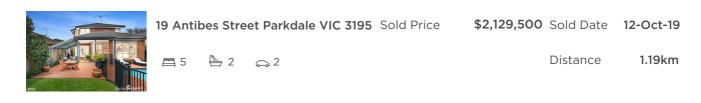
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RS = Recent sale UN = Undisclosed Sale

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