

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

52 Davey Street, Parkdale

### Indicative selling price

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

Single price

or range between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,240,000

\*House

x

\*Unit

Suburb

Parkdale

Period - From

1 Feb '17

to

31 Jan '18

Source

RP Data

### Comparable property sales

**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
33 Kershaw Street, Mordialloc VIC 3195	\$1,035,000	18 Nov '17
159 Warren Road, Parkdale VIC 3195	\$1,000,000	28 Oct '17
14 Robert Street, Parkdale VIC 3195	\$1,060,000	26 Aug '17