

## 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	5/8 Eighth Street, Parkdale Vic 3195
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$600,000
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#### Median sale price

Median price	\$738,500	House		Unit	X	Suburb	Parkdale
Period - From	01/10/2017	to	30/09/2018	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	1/122 Como Pde.W PARKDALE 3195	\$605,000	25/09/2018
2	16/158 Como Pde.W PARKDALE 3195	\$588,000	10/09/2018
3	4/59 Como Pde.E PARKDALE 3195	\$565,000	05/10/2018

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.



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**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending September 2018: \$738,500

## Comparable Properties



**1/122 Como Pde.W PARKDALE 3195 (REI)**

**Agent Comments**

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**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 25/09/2018  
**Rooms:** -  
**Property Type:** Unit



**16/158 Como Pde.W PARKDALE 3195 (REI)**

**Agent Comments**

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**Price:** \$588,000  
**Method:** Private Sale  
**Date:** 10/09/2018  
**Rooms:** -  
**Property Type:** Unit



**4/59 Como Pde.E PARKDALE 3195 (REI)**

**Agent Comments**

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**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** -  
**Property Type:** Unit