hockingstuart

Steve Gray 0417 380 371 smgray@hockingstuart.com.au

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

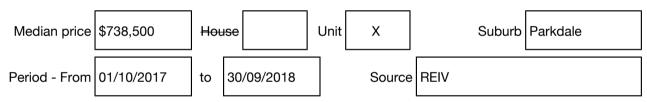
5/8 Eighth Street, Parkdale Vic 3195

Indicative selling price

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

Range between	\$550,000	&	\$600,000
nalige between	φ <u></u> 550,000	α	\$000,000

Median sale price



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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price

Median Unit Price Year ending September 2018: \$738,500

Comparable Properties



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

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

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



Price: \$588,000

Method: Private Sale Date: 10/09/2018 Rooms: -Property Type: Unit

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

Agent Comments

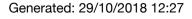
Agent Comments



1 1

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

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