

## 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

16 Seventh Street, Parkdale Vic 3195

#### Indicative selling price

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

Single price \$1,990,000

#### Median sale price

Median price \$1,325,000

House

X

Unit

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	13 Foam St PARKDALE 3195	\$2,600,000	25/08/2018
2	54 Herbert St PARKDALE 3195	\$2,350,000	12/05/2018
3	5 Dover PI PARKDALE 3195	\$1,940,000	05/05/2018

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.



5 2 4

**Rooms:**  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**13 Foam St PARKDALE 3195 (REI)**

**Agent Comments**

5 3 4

**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 25/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 661 sqm approx



**54 Herbert St PARKDALE 3195 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 843 sqm approx



**5 Dover PI PARKDALE 3195 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,940,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 640 sqm approx