

# 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

2 Ilma Court, Parkdale Vic 3195

### Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,141,000

Property Type House

Suburb Parkdale

Period - From 01/01/2019

to 31/12/2019

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	42 Edmond St PARKDALE 3195	\$1,125,000	12/03/2020
2	7 John St MORDIALLOC 3195	\$1,002,000	24/03/2020
3			

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.~~

This Statement of Information was prepared on:

08/04/2020 11:33



**Property Type:** House

Agent Comments

## Comparable Properties



**42 Edmond St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,125,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Property Type:** House (Res)



**7 John St MORDIALLOC 3195 (REI)**

Agent Comments



**Price:** \$1,002,000

**Method:** Sold Before Auction

**Date:** 24/03/2020

**Property Type:** House (Res)

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.