

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

135B Warren Road Parkdale VIC 3195

Indicative selling price

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

Single Price

or range
between

\$983,500

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,165,000

*House

*Unit

Suburb

Parkdale

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

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

7A Hicks Street Parkdale VIC 3195

\$1,060,000

19-Feb-19

11 Wild Street Parkdale VIC 3195

\$1,075,000

28-Nov-18

136B Chute Street Mordialloc VIC 3195

\$915,000

12-Nov-18

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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Jan 19

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7A Hicks Street Parkdale VIC 3195

Sold Price ^{RS} **\$1,060,000** ^{UN}

Sold Date **19-Feb-19**

 4  2  2

Distance **0.19km**



Oct 18

HODGES

11 Wild Street Parkdale VIC 3195

Sold Price

\$1,075,000

Sold Date **28-Nov-18**

 3  2  2

Distance **0.62km**



Aug 18

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136B Chute Street Mordialloc VIC 3195

Sold Price

\$915,000

Sold Date **12-Nov-18**

 3  2  2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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