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Simon Wendt 03 9583 3246 0407 040706

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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

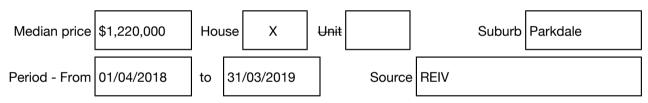
125 Warren Road, Parkdale Vic 3195

Indicative selling price

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

Single price \$849,000

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	110 Warren Rd MORDIALLOC 3195	\$925,000	25/08/2018
2	4 Magnolia St MORDIALLOC 3195	\$910,000	29/08/2018
3	21 Bundora Pde MENTONE 3194	\$895,000	04/08/2018

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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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: Land (Res) Land Size: 800 sqm approx Agent Comments Simon Wendt 03 9583 3246 0407 040706 swendt@hockingstuart.com.au

Indicative Selling Price \$849,000 Median House Price Year ending March 2019: \$1,220,000

Comparable Properties



110 Warren Rd MORDIALLOC 3195 (REI/VG)



Price: \$925,000 Method: Private Sale Date: 25/08/2018 Rooms: -Property Type: House

Land Size: 644 sqm approx

4 Magnolia St MORDIALLOC 3195 (VG) Agent Co

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Agent Comments

Agent Comments

Price: \$910,000 Method: Sale Date: 29/08/2018 Rooms: -Property Type: House (Res) Land Size: 665 sqm approx



21 Bundora Pde MENTONE 3194 (REI)



Agent Comments

Price: \$895,000 Method: Auction Sale Date: 04/08/2018 Rooms: -Property Type: House (Res) Land Size: 533 sqm approx

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