

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

Median price \$1,220,000

House

X

Unit

Suburb Parkdale

Period - From 01/04/2018

to 31/03/2019

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	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.



Rooms:

Property Type: Land (Res)

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



110 Warren Rd MORDIALLOC 3195 (REI/VG)

Agent Comments



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 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