# hockingstuart

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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

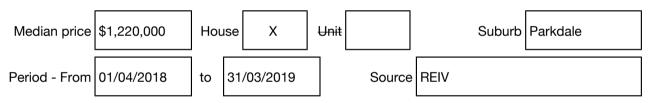
125 Warren Road, Parkdale Vic 3195

#### 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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