

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

4 Keith Street 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,181,000

Property type

House

Suburb

Parkdale

Period-from

01 Nov 2019

to

31 Oct 2020

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 6 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

2 Cherrington Court Parkdale VIC 3195	\$1,160,000	30-Jun-20
53 McSwain Street Parkdale VIC 3195	\$1,085,000	29-Jul-20
24 Lawborough Avenue Parkdale VIC 3195	\$1,177,000	03-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 10 November 2020

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2 Cherrington Court Parkdale VIC 3195

3 2 3

Sold Price

\$1,160,000

Sold Date

30-Jun-20

Distance

0.21km



53 McSwain Street Parkdale VIC 3195

5 2 1

Sold Price

\$1,085,000

Sold Date

29-Jul-20

Distance

0.66km



24 Lawborough Avenue Parkdale VIC 3195

4 2 2

Sold Price

\$1,177,000

Sold Date

03-Jun-20

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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