

## 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

154 Lower Dandenong Road, Parkdale Vic 3195

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$785,000

## Median sale price

Median price \$1,130,000 House ☒ Unit ☐ Suburb Parkdale

Period - From 01/04/2019 to 30/06/2019 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	125 Warren Rd PARKDALE 3195	\$849,000	25/07/2019
2	40 Kershaw St MORDIALLOC 3195	\$835,000	22/05/2019
3	207 Centre Dandenong Rd CHELTENHAM 3192	\$720,000	06/07/2019

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.



 3  1  4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 788 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$785,000

**Median House Price**  
 June quarter 2019: \$1,130,000

## Comparable Properties



**125 Warren Rd PARKDALE 3195 (REI)**

**Agent Comments**

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**Price:** \$849,000  
**Method:** Private Sale  
**Date:** 25/07/2019  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 800 sqm approx



**40 Kershaw St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 22/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 647 sqm approx



**207 Centre Dandenong Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 06/07/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx