

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	154 Lower Dandenong Road, Parkdale Vic 3195
Including suburb and	· ·
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,130,000	Hou	ıse X	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.

Add	dress 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.





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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)





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)

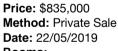






Agent Comments

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Rooms: -

Property Type: House Land Size: 647 sqm approx

207 Centre Dandenong Rd CHELTENHAM 3192 (REI)







Price: \$720,000 Method: Auction Sale Date: 06/07/2019

Rooms: -

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments



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