

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/257 Como Parade East 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

*House

*Unit

X

Suburb

Parkdale

Period-from

01 Jul 2018

to

30 Jun 2019

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

5 Peter Avenue Parkdale VIC 3195	\$765,000	25-May-19
2B Keith Street Parkdale VIC 3195	\$730,000	26-May-19
2/34 Barkly Street Mordialloc VIC 3195	\$787,000	15-Apr-19

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.~~

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5 Peter Avenue Parkdale VIC 3195

Sold Price

\$765,000

Sold Date

25-May-19



3



2



2

Distance

0.06km



2B Keith Street Parkdale VIC 3195

Sold Price

^{RS} **\$730,000**

Sold Date

26-May-19



3



2



2

Distance

0.58km



2/34 Barkly Street Mordialloc VIC 3195

Sold Price

^{RS} **\$787,000** ^{UN}

Sold Date

15-Apr-19



3



2



2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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