

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

40 Evan 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

\$980,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Parkdale

Period-from

01 Jul 2019

to

30 Jun 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

54 Evan Street Parkdale VIC 3195	\$1,067,000	21-Mar-20
49 Evan Street Parkdale VIC 3195	\$1,030,000	26-Feb-20
14 Meribah Court Parkdale VIC 3195	\$950,000	06-Mar-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: 24 July 2020

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



54 Evan Street Parkdale VIC 3195

Sold Price

\$1,067,000

Sold Date

21-Mar-20



Distance

0.2km



49 Evan Street Parkdale VIC 3195

Sold Price

\$1,030,000

Sold Date

26-Feb-20



Distance

0.22km



14 Meribah Court Parkdale VIC 3195

Sold Price

\$950,000

Sold Date

06-Mar-20



Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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