

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/98 Warrigal 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)

Range between \$550,000

&

\$605,000

#### Median sale price

Median price \$664,000

House

Unit

X

Suburb or locality

Parkdale

Period - From 01/10/2018

to

31/12/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 | 1/98 Warrigal Rd PARKDALE 3195 | \$664,000 | 09/11/2018   |
| 2 | 2/7 Rogers St MENTONE 3194     | \$651,000 | 20/10/2018   |
| 3 | 9/31 Parkers Rd PARKDALE 3195  | \$610,000 | 09/02/2019   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



2 1 1

**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median Unit Price**  
December quarter 2018: \$664,000

## Comparable Properties



**1/98 Warrigal Rd PARKDALE 3195 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$664,000  
**Method:** Private Sale  
**Date:** 09/11/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 119 sqm approx



**2/7 Rogers St MENTONE 3194 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$651,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**9/31 Parkers Rd PARKDALE 3195 (REI)**

**Agent Comments**

2 1 1

**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 09/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)