

Simone Chin 0403 857 266 simone@nickjohnstone.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Period - From 01/10/2018

Troperty offered for sale								
		4/98 Warrigal Road, Parkdale Vic 3195						
Including subu								
locality andpost	code							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$550,000	&	\$605,000					
Median sale price								
Median price \$	664,000 ⊢	louse	Unit X	Suburb or locality	Parkdale			
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Comparable property sales (*Delete A or B below as applicable)

31/12/2018

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.

Source REIV

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.



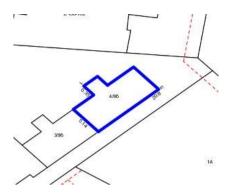


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Indicative Selling Price \$550,000 - \$605,000 **Median Unit Price** December quarter 2018: \$664,000



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

Comparable Properties



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

-

6

Price: \$664,000 Method: Private Sale Date: 09/11/2018

Rooms: 3

Property Type: Unit

Land Size: 119 sqm approx

Agent Comments



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

Price: \$651,000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



9/31 Parkers Rd PARKDALE 3195 (REI)

1 2

Price: \$610,000 Method: Auction Sale Date: 09/02/2019

Rooms: -

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400

Property Type: Townhouse (Res)

Agent Comments





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