

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 Ewen Street Parkdale 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 660,000

*House

*Unit

Suburb Parkdale

Period - From Feb2017 to Jan 2018

Source

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.

Address of comparable property	Price	Date of sale
3/13 Ivy Street Parkdale 3195	\$700,000	28-Sept-17
1/3 Ellen Street Parkdale 3195	\$792,500	09-Dec-17
2/56 Davey Street Parkdale 3195	\$740,000	05-Oct-17



OBrien Real Estate