hockingstuart

Robert Pullia 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** Year ending March 2017: \$697,250



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

Agent Comments

Comparable Properties



10/11 Florence St MENTONE 3194 (REI)

Price: \$499,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



2/122 Beach Rd PARKDALE 3195 (REI)





Price: \$480.500 Method: Auction Sale Date: 11/02/2017

Rooms: 3

Property Type: Apartment

Agent Comments



4/87 Como Pde.E PARKDALE 3195 (REI)

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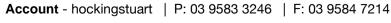


Price: \$440,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: Unit

Agent Comments











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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11/12 Warrigal Road, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$450,000	&	\$495,000

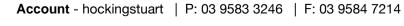
Median sale price

Median price	\$697,250		Unit	X	Su	ıburb	Parkdale	
Period - From	01/04/2016	to	31/03	3/2017	Source	REIV	1	

Comparable property sales

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
10/11 Florence St MENTONE 3194	\$499,000	29/04/2017
2/122 Beach Rd PARKDALE 3195	\$480,500	11/02/2017
4/87 Como Pde.E PARKDALE 3195	\$440,000	20/05/2017







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