



2 1 1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



10/11 Florence St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$499,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Apartment



2/122 Beach Rd PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$480,500

Method: Auction Sale

Date: 11/02/2017

Rooms: 3

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$440,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: Unit

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

11/12 Warrigal Road, Parkdale Vic 3195

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

Suburb Parkdale

Period - From 01/04/2016

to

31/03/2017

Source REIV

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