

## 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	7 Blanche Avenue, Parkdale Vic 3195
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

#### Median sale price

Median price	\$1,325,000	House	X	Unit		Suburb	Parkdale
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

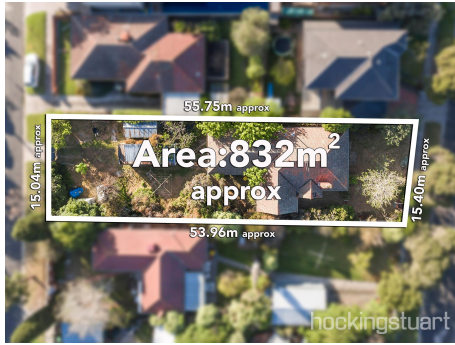
#### Comparable property sales (\*Delete A or B below as applicable)

**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
1	4 Greenways Ct PARKDALE 3195	\$1,630,000	26/05/2018
2	1 Warrigal Rd MENTONE 3194	\$1,410,000	27/10/2018
3	2 Isabella St PARKDALE 3195	\$1,285,000	27/06/2018

OR

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



3   1   2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
Year ending September 2018: \$1,325,000

## Comparable Properties



**4 Greenways Ct PARKDALE 3195 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 827 sqm approx

**1 Warrigal Rd MENTONE 3194 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



**2 Isabella St PARKDALE 3195 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 27/06/2018  
**Rooms:** -  
**Property Type:** House (Res)