

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

2/1 Fourth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,412,500 Property Type House Suburb Parkdale

Period - From 01/04/2021 to 30/06/2021 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	1/1 Fourth St, Parkdale, Vic 3195, Australia	\$1,055,000	06/04/2021
2	13b Randell St PARKDALE 3195	\$1,040,000	12/08/2021
3	2/33 Robert St PARKDALE 3195	\$995,000	03/07/2021

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.~~

This Statement of Information was prepared on: 16/09/2021 11:57



3 1 2

Property Type: Townhouse
(Single)

Land Size: 298 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

June quarter 2021: \$1,412,500

Comparable Properties

**1/1 Fourth St, Parkdale, Vic 3195, Australia
(REI)**

Agent Comments

2 1 2

Price: \$1,055,000

Method:

Date: 06/04/2021

Property Type: Townhouse (Single)



13b Randell St PARKDALE 3195 (REI)

Agent Comments

2 1 2

Price: \$1,040,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: Townhouse (Res)



2/33 Robert St PARKDALE 3195 (REI)

Agent Comments

2 1 2

Price: \$995,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Unit