

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

19a Vials Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,220,000

House

X

Unit

Suburb Parkdale

Period - From 01/04/2018

to

31/03/2019

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	3B Hicks Street, Parkdale, Vic 3195, Australia	\$1,046,750	07/06/2019
2	12b Steedman St MORDIALLOC 3195	\$1,300,000	24/11/2018
3	24b Victoria St PARKDALE 3195	\$1,120,000	14/04/2019

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.



4 3 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties

3B Hicks Street, Parkdale, Vic 3195, Australia (REI)

Agent Comments

4 2 1

Price: \$1,046,750

Method:

Date: 07/06/2019

Rooms: -

Property Type: House



12b Steedman St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Townhouse (Res)



24b Victoria St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 1

Price: \$1,120,000

Method: Private Sale

Date: 14/04/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 334 sqm approx