



Statement of Information

Sections 47AF of the Estate Agents Act 1980

41 Edmond Street,
PARKDALE 3195

House

3 beds

1 baths

2 parking

Indicative selling price

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

Range \$880,000 - \$960,000

Median sale price

Median **House** for **PARKDALE** for period **Apr 2017 - Sep 2017**

Sourced from **Pricefinder**.

\$1,260,000

Comparable property sales

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 the most comparable to the property for sale.

13 Ellen Street,
Parkdale 3195

Price \$987,000 Sold 07
October 2017

5 Lyons Court,
Mentone 3194

Price \$950,000 Sold 21
October 2017

42 Lower Dandenong Road,
Mentone 3194

Price \$930,000 Sold 26
August 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents



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