

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

4/38-40 Rennison Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$756,250

Property Type Unit

Suburb Parkdale

Period - From 01/10/2019

to 31/12/2019

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	4/18 Warrigal Rd PARKDALE 3195	\$647,500	26/10/2019
2	1/6-8 Olive Gr PARKDALE 3195	\$630,000	29/02/2020
3	3/5 Lower Dandenong Rd MENTONE 3194	\$600,000	29/02/2020

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:

26/03/2020 15:35



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2019: \$756,250

Comparable Properties



4/18 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$647,500

Method: Auction Sale

Date: 26/10/2019

Property Type: Unit

Land Size: 123 sqm approx



1/6-8 Olive Gr PARKDALE 3195 (REI)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit



3/5 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit