# 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$756,250	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress 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



4/38-40 Rennison Street, Parkdale Vic 3195







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)



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

Agent Comments





Price: \$630,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit

3/5 Lower Dandenong Rd MENTONE 3194 (REI)



Price: \$600,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9586 0500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.