



STATEMENT OF INFORMATION

7/224 NEPEAN HIGHWAY, PARKDALE, VIC 3195
PREPARED BY JANE MACKENZIE-ROSS, HAMPTON EAST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



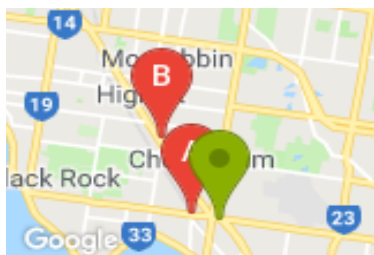
7/224 NEPEAN HIGHWAY, PARKDALE, VIC  2  1  1

Indicative Selling Price

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

Price Range: **\$415,000 to \$455,000**

MEDIAN SALE PRICE



PARKDALE, VIC, 3195

Suburb Median Sale Price (Unit)

\$690,500

01 April 2018 to 31 March 2019

Provided by: 

COMPARABLE PROPERTIES

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.



68/80 BALCOMBE RD, MENTONE, VIC 3194

 2  1  1

Sale Price

****\$466,000**

Sale Date: 10/05/2019

Distance from Property: 734m



201/9 CHESTERVILLE RD, CHELTENHAM, VIC

 2  1  1

Sale Price

***\$420,000**

Sale Date: 18/05/2019

Distance from Property: 2.8km



2 RAILWAY RD, CHELTENHAM, VIC 3192

 2  1  1

Sale Price

***\$424,000**

Sale Date: 28/02/2019

Distance from Property: 2.4km

This report has been compiled on 20/06/2019 by Jane Mackenzie-Ross. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7/224 NEPEAN HIGHWAY, PARKDALE, VIC 3195

Indicative selling price

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

Price Range:

\$415,000 to \$455,000

Median sale price

Median price

\$690,500

House

Unit

X

Suburb

PARKDALE

Period

01 April 2018 to 31 March 2019

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
68/80 BALCOMBE RD, MENTONE, VIC 3194	**\$466,000	10/05/2019
201/9 CHESTERVILLE RD, CHELTENHAM, VIC 3192	*\$420,000	18/05/2019
2 RAILWAY RD, CHELTENHAM, VIC 3192	*\$424,000	28/02/2019