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	1/5 Booth Street, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$940,000	&	\$975,000
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Median sale price

Median price	\$1,090,000	Pro	perty Type	House		Suburb	Parkdale
Period - From	01/10/2018	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	257a Nepean Hwy PARKDALE 3195	\$975,000	22/08/2019
2	2a Sycamore Av MENTONE 3194	\$958,000	16/11/2019
3	48 Edmond St PARKDALE 3195	\$940,000	20/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/11/2019 16:04





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Indicative Selling Price \$940,000 - \$975,000 **Median House Price** Year ending September 2019: \$1,090,000



=3 Property Type: Townhouse (Res)

Agent Comments

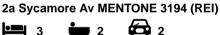
Comparable Properties



257a Nepean Hwy PARKDALE 3195 (REI)

Price: \$975,000 Method: Private Sale Date: 22/08/2019 Property Type: House

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Price: \$958,000 Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res) Land Size: 456 sqm approx



48 Edmond St PARKDALE 3195 (REI)





Price: \$940,000

Method: Sold Before Auction

Date: 20/09/2019

Property Type: House (Res) Land Size: 543 sqm approx **Agent Comments**

Agent Comments

Agent Comments

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