

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

1/10 Clare Street Parkdale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

Unit

Suburb

Parkdale

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

2/6 Booth Street Parkdale VIC 3195	\$880,000	05-May-20
3/15 Hawke Street Parkdale VIC 3195	\$810,000	07-Dec-19
2/17 Collocott Street Mordialloc VIC 3195	\$800,000	15-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 28 May 2020

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2/6 Booth Street Parkdale VIC 3195 Sold Price ^{RS} **\$880,000** Sold Date **05-May-20**

 3  1  2

Distance **0.82km**



3/15 Hawke Street Parkdale VIC 3195 Sold Price **\$810,000** Sold Date **07-Dec-19**

 3  2  1

Distance **1km**



2/17 Collocott Street Mordialloc VIC 3195 Sold Price **\$800,000** Sold Date **15-Feb-20**

 3  2  2

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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