

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

140 Beach Road, Parkdale Vic 3195

Indicative selling price

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

Range between

\$2,100,000

&

\$2,310,000

Median sale price

Median price

\$1,342,500

House

X

Unit

Suburb

Parkdale

Period - From

01/10/2017

to

31/12/2017

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			
2			
3			

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.

140 Beach Road, Parkdale Vic 3195



 3  - 

Rooms:

Property Type: House

Land Size: 426.148 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

December quarter 2017: \$1,342,500

Comparable Properties



63 The Corso PARKDALE 3195 (REI)

Agent Comments

 4  3  3

Price: \$2,240,000

Method: Private Sale

Date: 13/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 665 sqm approx

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.