

Robert Pullia
03 9583 3246
0407 323 423
rpullia@hockingstuart.com.au

## 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 Ilma Court, Parkdale Vic 3195									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$950		0,000		&		\$1,030,000					
Median sale price											
Median price	\$1,140,0	000	Hou	se X	Unit			Suburb	Parkdale		
Period - From	01/07/2	018	to	30/06/2019	1	Source	REIV				

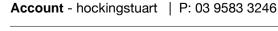
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	51 Sixth St PARKDALE 3195	\$1,090,000	30/03/2019
2	14 Eric Av MORDIALLOC 3195	\$1,010,000	23/04/2019
3	18 Booth St PARKDALE 3195	\$980,000	20/07/2019

#### 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.







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Robert Pullia 03 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

**Indicative Selling Price** \$950,000 - \$1,030,000 **Median House Price** Year ending June 2019: \$1,140,000





Rooms:

Property Type: House (Res)

Agent Comments

# Comparable Properties



51 Sixth St PARKDALE 3195 (REI/VG)

**└─** 2



Price: \$1.090.000 Method: Auction Sale Date: 30/03/2019

Rooms: -

Property Type: House (Res) Land Size: 696 sqm approx **Agent Comments** 



14 Eric Av MORDIALLOC 3195 (REI/VG)

**--**4





**6** 

Price: \$1.010.000 Method: Private Sale Date: 23/04/2019

Rooms: -

Property Type: House Land Size: 639 sqm approx **Agent Comments** 



18 Booth St PARKDALE 3195 (REI)

**--**4





**6** 

Price: \$980,000 Method: Auction Sale Date: 20/07/2019

Rooms: -

Property Type: House (Res) Land Size: 627 sqm approx

**Agent Comments** 

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