

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 \$950,000 & \$1,030,000

Median sale price

Median price \$1,140,000 House X Unit Suburb Parkdale

Period - From 01/07/2018 to 30/06/2019 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	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.



 3  1  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



51 Sixth St PARKDALE 3195 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,090,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx



14 Eric Av MORDIALLOC 3195 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,010,000

Method: Private Sale

Date: 23/04/2019

Rooms: -

Property Type: House

Land Size: 639 sqm approx



18 Booth St PARKDALE 3195 (REI)

Agent Comments

 4  1  2

Price: \$980,000

Method: Auction Sale

Date: 20/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 627 sqm approx