

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

8/35 Bay Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$726,000

Property Type Unit

Suburb Parkdale

Period - From 17/06/2020

to

16/06/2021

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	7/20 Warrigal Rd PARKDALE 3195	\$712,500	27/03/2021
2	2/14 Warrigal Rd PARKDALE 3195	\$680,000	19/01/2021
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.~~

This Statement of Information was prepared on:

17/06/2021 15:49

8/35 Bay Street, Parkdale Vic 3195

Chisholm&Gamon

Sam Gamon

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

17/06/2020 - 16/06/2021: \$726,000



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



7/20 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$712,500

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit

2/14 Warrigal Rd PARKDALE 3195 (VG)

Agent Comments

2 - -

Price: \$680,000

Method: Sale

Date: 19/01/2021

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748