

# 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

9 Ivy Street, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,267,000

Property Type House

Suburb Parkdale

Period - From 01/10/2022

to 31/12/2022

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	4 Alma Rd PARKDALE 3195	\$1,235,000	29/11/2022
2	8 Lawborough Av PARKDALE 3195	\$1,165,000	20/02/2023
3	9 Vialls Av PARKDALE 3195	\$1,160,000	03/12/2022

**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:

04/04/2023 14:24



3 1 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2022: \$1,267,000

## Comparable Properties



**4 Alma Rd PARKDALE 3195 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,235,000

**Method:** Sold Before Auction

**Date:** 29/11/2022

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**8 Lawborough Av PARKDALE 3195 (REI)**

Agent Comments

3 3 2

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 20/02/2023

**Property Type:** House

**Land Size:** 664 sqm approx



**9 Vialls Av PARKDALE 3195 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 03/12/2022

**Property Type:** House (Res)

**Land Size:** 617 sqm approx