

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 39 Birdwood Street Parkdale VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,800,000 & \$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,250,000

\*House x

\*Unit

Suburb Parkdale

Period - From Feb 2017 to Jan 2018

Source CoreLogic

### 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
29 Antibes Street Parkdale VIC 3195	\$1,842,000	14-Nov-17
37 Bethell Avenue Parkdale VIC 3195	\$1,875,000	28-Oct-17
26 Third Street Parkdale VIC 3195	\$1,992,500	09-Dec-17