

## 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

2/11 Mount View Avenue, Parkdale Vic 3195

## Indicative selling price

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

Range between \$800,000

&amp;

\$850,000

## Median sale price

Median price \$692,500

House

Unit

X

Suburb Parkdale

Period - From 01/07/2016

to

30/06/2017

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	1/31 Victoria St PARKDALE 3195	\$850,000	13/03/2017
2	2/24 Steedman St MORDIALLOC 3195	\$835,000	20/05/2017
3	2/144 Chute St MORDIALLOC 3195	\$822,000	01/04/2017

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 1

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**1/31 Victoria St PARKDALE 3195 (VG)**

Agent Comments

- - -

**Price:** \$850,000

**Method:** Sale

**Date:** 13/03/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**2/24 Steedman St MORDIALLOC 3195 (REI)**

Agent Comments

3 1 2

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



**2/144 Chute St MORDIALLOC 3195 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$822,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** Townhouse (Res)