

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 6 Fourth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Parkdale

Period - From 01/10/2018 to 30/09/2019 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	4 Plummer Rd MENTONE 3194	\$1,680,000	15/06/2019
2	19 Ellen St PARKDALE 3195	\$1,611,000	24/08/2019
3	24 Stewart Av PARKDALE 3195	\$1,510,000	17/08/2019

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.~~

This Statement of Information was prepared on: 28/10/2019 12:38



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending September 2019: \$1,090,000

Comparable Properties



4 Plummer Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)

Land Size: 779 sqm approx



19 Ellen St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,611,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)



24 Stewart Av PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 603 sqm approx