

# 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 6/261 Como Parade East, 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 \$860,000 & \$945,000

### Median sale price

Median price \$730,000 Property Type Unit 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 | 1/257 Como Pde.E PARKDALE 3195 | \$937,000 | 07/09/2019   |
| 2 | 2a Ashmore Av MORDIALLOC 3195  | \$930,000 | 19/07/2019   |
| 3 | 14 Manikato Av MORDIALLOC 3195 | \$860,000 | 08/08/2019   |

**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: 18/11/2019 11:29



3 3 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/257 Como Pde.E PARKDALE 3195 (REI)**

Agent Comments

3 2 2

**Price:** \$937,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Townhouse (Res)



**2a Ashmore Av MORDIALLOC 3195 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 19/07/2019

**Property Type:** Townhouse (Single)

**Land Size:** 178 sqm approx



**14 Manikato Av MORDIALLOC 3195 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$860,000

**Method:** Sold Before Auction

**Date:** 08/08/2019

**Property Type:** Townhouse (Res)