

Damien Murphy 9586 0500 0411 606 163 dmurphy@barryplant.com.au

### 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

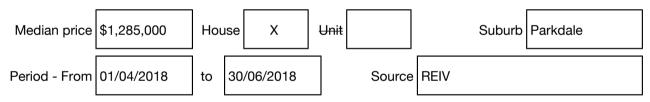
PSS 7A Hicks Street, Parkdale Vic 3195 nd de

#### Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,250,000

#### Median sale price



#### 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	4a Collocott St MORDIALLOC 3195	\$1,370,000	10/05/2018
2	41a Levanto St MENTONE 3194	\$1,160,000	21/06/2018
3	2/15 Southern Rd MENTONE 3194	\$1,130,000	19/05/2018

#### 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.

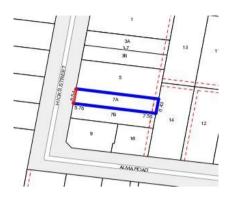
#### Account - Barry Plant | P: 03 9586 0500

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 7A Hicks Street, Parkdale Vic 3195





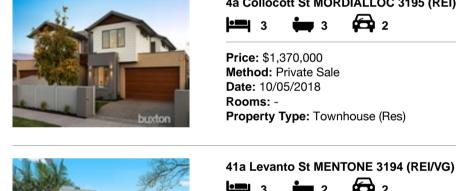


Rooms: **Property Type:** Agent Comments

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**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** June quarter 2018: \$1,285,000

## **Comparable Properties**



4a Collocott St MORDIALLOC 3195 (REI) 2 2

**6** 2



Price: \$1,370,000 Method: Private Sale Date: 10/05/2018 Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,160,000 Method: Sold Before Auction Date: 21/06/2018 Rooms: -Property Type: Townhouse (Res)



2/15 Southern Rd MENTONE 3194 (REI/VG)



Price: \$1,130,000

Method: Auction Sale Date: 19/05/2018 Rooms: -Property Type: Townhouse (Res)

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