

## 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

7A Hicks 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)

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

#### Median sale price

Median price \$1,285,000 House  Unit  Suburb Parkdale

Period - From 01/04/2018 to 30/06/2018 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	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.

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

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



**Rooms:**  
**Property Type:**  
 Agent Comments

## Comparable Properties



**4a Collocott St MORDIALLOC 3195 (REI)**

Agent Comments



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



**41a Levanto St MENTONE 3194 (REI/VG)**

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)**

Agent Comments



**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)