

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

2/43 Edmond Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,090,000 & \$1,190,000

Median sale price

Median price \$1,325,000 House Unit Suburb Parkdale

Period - From 01/10/2017 to 30/09/2018 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	15a Robert St PARKDALE 3195	\$1,350,000	28/04/2018
2	1/5 Sixth St PARKDALE 3195	\$1,185,000	04/01/2018
3	20a Victoria St PARKDALE 3195	\$1,182,500	04/03/2018

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.



3+ 2+ 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



15a Robert St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 1

Price: \$1,350,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 453 sqm approx



1/5 Sixth St PARKDALE 3195 (REI/VG)

Agent Comments

3 3 1

Price: \$1,185,000

Method: Private Sale

Date: 04/01/2018

Rooms: -

Property Type: House

Land Size: 389 sqm approx



20a Victoria St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,182,500

Method: Private Sale

Date: 04/03/2018

Rooms: -

Property Type: Townhouse (Res)