hockingstuart

Simon Wendt 9583 3246 0407 040706 swendt@hockingstuart.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

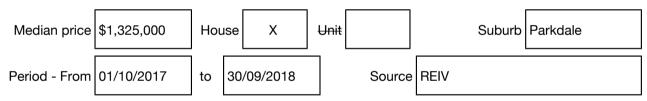
2/43 Edmond Street, Parkdale Vic 3195

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



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.

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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.



2/43 Edmond Street, Parkdale Vic 3195

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Rooms: Property Type: Townhouse Agent Comments

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Indicative Selling Price \$1,090,000 - \$1,190,000 **Median House Price** Year ending September 2018: \$1,325,000

Comparable Properties





3 3

Agent Comments

Price: \$1,185,000 Method: Private Sale Date: 04/01/2018 Rooms: -Property Type: House Land Size: 389 sqm approx

3



20a Victoria St PARKDALE 3195 (REI/VG)

2

Agent Comments



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