



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**49 McSwain Street,  
PARKDALE 3195**

House



3 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$955,000 - \$1,050,000**

### Median sale price

Median **House** for **PARKDALE** for period **Sep 2018 - Aug 2019**

Sourced from **Corelogic**.

**\$1,100,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Grey Street,**  
Parkdale 3195

Price **\$1,005,000** Sold 24  
August 2019

**31 Clare Street,**  
Parkdale 3195

Price **\$1,050,000** Sold 17  
September 2018

**1 Booth Street,**  
Parkdale 3195

Price **\$1,142,000** Sold 05  
August 2019

This Statement of Information was prepared on 21st Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

### Ray White Mordialloc

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Mordialloc VIC 3195

### Contact agents



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