

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

22A Ivy Street Parkdale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

1/38 Acacia Avenue Mentone VIC 3194	\$950,000	18-Nov-19
1/24 Clare Street Parkdale VIC 3195	\$990,000	29-Aug-19
35A Tiffany Avenue Cheltenham VIC 3192	\$1,000,000	13-Jun-19

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 6 months.~~

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1/38 Acacia Avenue Mentone VIC 3194

Sold Price

^{RS} **\$950,000**

Sold Date

18-Nov-19

3 2 1

Distance

0.29km



1/24 Clare Street Parkdale VIC 3195

Sold Price

\$990,000

Sold Date

29-Aug-19

3 1 1

Distance

0.64km



35A Tiffany Avenue Cheltenham VIC 3192

Sold Price

\$1,000,000

Sold Date

13-Jun-19

3 2 1

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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