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

103/131 Parkers Road, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$485,000		&		\$505,000			
Median sale p	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/10/2018	to	30/09/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15/167 beach Rd PARKDALE 3195	\$530,000	31/05/2019
2	68/80 Balcombe Rd MENTONE 3194	\$466,000	10/05/2019
3			

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.

This Statement of Information was prepared on:

29/10/2019 15:02



hockingstuart





Property Type: Apartment Agent Comments Rod Richardson (03) 9583 3246 0409 421 742 rrichardson@hockingstuart.com.au

Indicative Selling Price \$485,000 - \$505,000 Median Unit Price Year ending September 2019: \$730,000

Comparable Properties



15/167 beach Rd PARKDALE 3195 (REI/VG)



Price: \$530,000 Method: Private Sale Date: 31/05/2019 Property Type: Apartment



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.

Account - hockingstuart | P: 03 9583 3246



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.

Agent Comments