

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 & \$505,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Parkdale

Period - From 01/10/2018 to 30/09/2019 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	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



**Property Type:** Apartment

Agent Comments

**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)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 31/05/2019

**Property Type:** Apartment



**68/80 Balcombe Rd MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$466,000

**Method:** Private Sale

**Date:** 10/05/2019

**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.