

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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		
2		
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.

3 Mount View Avenue, Parkdale Vic 3195



Trevor McCann
9589 0222
0407 043 932
trev.mccann@century21.com.au



3 2 2

Rooms:
Property Type: Townhouse
Land Size: 360 sqm approx
Agent Comments
Custom Executive Residence

Indicative Selling Price
\$1,550,000
Median House Price
June quarter 2017: \$1,270,000

Comparable Properties



16b Fourth St PARKDALE 3195 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,570,000
Method: Sold Before Auction
Date: 09/08/2017
Rooms: -
Property Type: Townhouse (Res)

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.