

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	1 Third Street, Parkdale Vic 3195
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,182,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Parkdale"/>
Period - From	<input type="text" value="01/07/2017"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	22a Stewart Av PARKDALE 3195	\$1,580,000	15/08/2017
2	16b Fourth St PARKDALE 3195	\$1,570,000	09/08/2017
3	2/24 Milan St MENTONE 3194	\$1,550,000	24/05/2017

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.

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Indicative Selling Price
\$1,575,000

Median House Price
September quarter 2017: \$1,182,000



3 2 3

Rooms:
Property Type: House (Res)
Land Size: 915 sqm approx
Agent Comments

An Ultra Premium specification constructed by Lowe Design and Build. Lowe are renowned as one of the area's most highly regarded Custom Builders.

Comparable Properties



22a Stewart Av PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,580,000
Method: Private Sale
Date: 15/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



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)

2/24 Milan St MENTONE 3194 (VG)

Agent Comments

- - -

Price: \$1,550,000
Method: Sale
Date: 24/05/2017
Rooms: -
Property Type: Strata Unit/Flat