

## 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 10/128-130 Beach 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 \$300,000 & \$330,000

#### Median sale price

Median price \$793,750 House Unit X Suburb Parkdale

Period - From 01/04/2018 to 30/06/2018 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	3b John St MORDIALLOC 3195	\$330,000	24/06/2018
2	30/128-130 Beach Rd PARKDALE 3195	\$317,000	24/09/2018
3	7/30 Riviera St MENTONE 3194	\$315,000	30/04/2018

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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**Rooms:**  
**Property Type:** Aged Care Residential N.E.C.  
**Land Size:** 0 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
June quarter 2018: \$793,750

## Comparable Properties



**3b John St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 24/06/2018  
**Rooms:** -  
**Property Type:** Unit



**30/128-130 Beach Rd PARKDALE 3195 (REI)**

**Agent Comments**

2   1   -

**Price:** \$317,000  
**Method:** Private Sale  
**Date:** 24/09/2018  
**Rooms:** -  
**Property Type:** Unit



**7/30 Riviera St MENTONE 3194 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 30/04/2018  
**Rooms:** -  
**Property Type:** Unit