

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

38 Second Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,251,000 Property Type House Suburb Parkdale

Period - From 01/10/2019 to 31/12/2019 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	48 Seventh St PARKDALE 3195	\$1,339,000	05/10/2019
2	46 Bethell Av PARKDALE 3195	\$1,282,000	05/10/2019
3	41 Sixth St PARKDALE 3195	\$1,270,000	11/10/2019

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:

22/01/2020 15:07



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Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2019: \$1,251,000

Comparable Properties

48 Seventh St PARKDALE 3195 (REI/VG)

Agent Comments

3 1 3

Price: \$1,339,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 697 sqm approx



46 Bethell Av PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,282,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 576 sqm approx

41 Sixth St PARKDALE 3195 (VG)

Agent Comments

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Price: \$1,270,000
Method: Sale
Date: 11/10/2019
Property Type: House (Res)
Land Size: 697 sqm approx