

# 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

54 Evan Street, 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 \$960,000 & \$1,050,000

### 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	49 Mcswain St PARKDALE 3195	\$1,055,000	29/10/2019
2	34 Keiller Av PARKDALE 3195	\$1,030,000	22/02/2020
3	4 Meribah Ct PARKDALE 3195	\$956,000	07/12/2019

**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:

28/02/2020 12:07



5   2   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 596 sqm approx

Agent Comments

**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median House Price**

December quarter 2019: \$1,251,000

## Comparable Properties



**49 Mcswain St PARKDALE 3195 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 29/10/2019

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**34 Keiller Av PARKDALE 3195 (REI)**

Agent Comments

3   2   1

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 705 sqm approx



**4 Meribah Ct PARKDALE 3195 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$956,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 586 sqm approx