

# 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

1/41-43 Fourth 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 \$685,000 & \$750,000

### Median sale price

Median price \$932,500 Property Type Unit Suburb Parkdale

Period - From 01/01/2020 to 31/03/2020 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	2/12-14 Hilda St CHELTENHAM 3192	\$751,000	29/02/2020
2	5/27 Brindisi St MENTONE 3194	\$730,000	14/04/2020
3	5/14-16 Warrigal Rd PARKDALE 3195	\$687,000	22/02/2020

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:

27/04/2020 15:20



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$685,000 - \$750,000  
**Median Unit Price**  
March quarter 2020: \$932,500

## Comparable Properties



**2/12-14 Hilda St CHELTENHAM 3192 (REI/VG)**   **Agent Comments**

2   1   2

**Price:** \$751,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** Unit



**5/27 Brindisi St MENTONE 3194 (REI)**   **Agent Comments**

2   1   1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 14/04/2020  
**Property Type:** Unit



**5/14-16 Warrigal Rd PARKDALE 3195 (REI)**   **Agent Comments**

2   1   1

**Price:** \$687,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** Unit