



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/159 Beach Road, PARKDALE 3195

House  
**GREG HOCKING**  
4 beds 2 baths 4 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$1,500,000 - \$1,600,000

### Median sale price

Median **House** for **PARKDALE** for period **Jan 2018 - Mar 2018**

Sourced from **REIV**.

## \$1,410,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/25 Beach Road,**  
Mentone 3194

**Price \$1,535,000** Sold 20  
November 2017

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Greg Hocking Poulios

Suite 1, 151 Park Road,  
Cheltenham VIC 3192

### Contact agents



**Lauren Chambers**  
Greg Hocking

03 9585 8899  
0421 450 654

[lchambers@greghocking.com.au](mailto:lchambers@greghocking.com.au)



**Sarah Eckert**  
Greg Hocking

03 9585 8899  
0408 396 543

[seckert@greghocking.com.au](mailto:seckert@greghocking.com.au)

**GREG HOCKING**  
POULIOS