

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	1/23 Antibes Street, Parkdale Vic 3195
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,182,000	House	X	Unit		Suburb	Parkdale
Period - From	01/07/2017	to	30/09/2017	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	29a Swanston St MENTONE 3194	\$1,080,000	09/09/2017
2	15a Fifth St PARKDALE 3195	\$1,055,000	21/10/2017
3	13b Elm Gr PARKDALE 3195	\$1,000,000	01/07/2017

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.~~

1/23 Antibes Street, Parkdale Vic 3195



Andrew Plousi

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2017: \$1,182,000



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



29a Swanston St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 09/09/2017

Rooms: -

Property Type: Townhouse (Res)



15a Fifth St PARKDALE 3195 (REI)

Agent Comments

3 1 1

Price: \$1,055,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 293 sqm approx



13b Elm Gr PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 298 sqm approx