

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

33 Clare Street, Parkdale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,270,000

*House

*Unit

Suburb

Parkdale

Period - From

June 2017

to

May 2018

Source

RPdata

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
44 Third Street Parkdale VIC 3195	\$1,100,000	05-Feb-18
18 Edmond Street Parkdale VIC3195	\$1,105,000	19-May-18
10 Cherrington Court Parkdale VIC3195	\$1,150,000	05-Apr-18

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.