

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

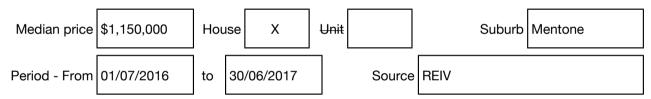
Indicative selling price

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

Range between \$820,000

&

Median sale price



\$902.000

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	2/20 Albenca St MENTONE 3194	\$881,000	19/08/2017
2	44 Melrose St PARKDALE 3195	\$820,000	01/07/2017
3	1/4 Margaret St PARKDALE 3195	\$819,000	11/08/2017

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.

Account - Thomson Real Estate | P: 03 95846311 | F: 03 8586 3799

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Town House Land Size: 362 sqm approx Agent Comments

Indicative Selling Price \$820,000 - \$902,000 **Median House Price** Year ending June 2017: \$1,150,000

Comparable Properties



2/20 Albenca St MENTONE 3194 (REI)



Price: \$881,000 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 328 sqm approx

44 Melrose St PARKDALE 3195 (REI)

2

Agent Comments

Agent Comments



Price: \$820.000 Method: Auction Sale Date: 01/07/2017 Rooms: -Property Type: House (Res)

· 3



1/4 Margaret St PARKDALE 3195 (REI)



(2)Price: \$819,000

Method: Private Sale Date: 11/08/2017 Rooms: -Property Type: Unit

Agent Comments

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