

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

9/137 Beach Road, Parkdale Vic 3195

Indicative selling price

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

Single price

\$778,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Parkdale

Period - From

01/10/2019

to

30/09/2020

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	2/44 Warrigal Rd PARKDALE 3195	\$780,000	20/11/2020
2	6/50-52 Milan St MENTONE 3194	\$776,000	15/06/2020
3	3/13 Ivy St PARKDALE 3195	\$770,000	28/10/2020

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:

25/11/2020 23:51



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$778,000

Median Unit Price
Year ending September 2020: \$800,000

Comparable Properties



2/44 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 20/11/2020
Property Type: Townhouse (Single)
Land Size: 330 sqm approx



6/50-52 Milan St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$776,000
Method: Private Sale
Date: 15/06/2020
Property Type: Unit
Land Size: 187 sqm approx



3/13 Ivy St PARKDALE 3195 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 28/10/2020
Property Type: Unit