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

3/128-130 Beach Road, Parkdale Vic 3195

Indicative selling price

Period - From 01/04/2017

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

| Range betweer | \$455,000 | & | \$500,500 | | | | |
|-------------------|------------------------|-------|-----------|-----------------|--|--|--|
| Median sale price | | | | | | | |
| Median price | \$793,500 | House | nit X | Suburb Parkdale | | | |
| ſ | | | г | | | | |

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2017

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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 2/137 Beach Rd PARKDALE 3195 | \$690,000 | 20/05/2017 |
| 2 | 1/60 Beach Rd MENTONE 3194 | \$675,000 | 15/05/2017 |
| 3 | 6/186 Beach Rd MORDIALLOC 3195 | \$600,000 | 07/06/2017 |

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 - Biggin & Scott | P: 03 9592 4300 | F: 03 9593 1062

propertydata

Generated: 10/08/2017 09:57

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.

3/128-130 Beach Road, Parkdale Vic 3195





Rooms: Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$455,000 - \$500,500 **Median Unit Price** June guarter 2017: \$793,500

Please note there are no comparable sales of retirement units next to the beach within 2km radius.

Comparable Properties



2/137 Beach Rd PARKDALE 3195 (REI)



Price: \$690.000 Method: Auction Sale Date: 20/05/2017 Rooms: -Property Type: Unit

Agent Comments



1/60 Beach Rd MENTONE 3194 (VG) •**•** 3

Agent Comments

Price: \$675,000 Method: Sale Date: 15/05/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



6/186 Beach Rd MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 07/06/2017 Rooms: -Property Type: Apartment

Account - Biggin & Scott | P: 03 9592 4300 | F: 03 9593 1062

Generated: 10/08/2017 09:57

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.



