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	3/128-130 Beach Road, Parkdale Vic 3195

Indicative selling price

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

Range between $455,000 & $500,500

Median sale price

Median price	$793,500	House		Unit	X		Suburb	Parkdale

Period - From	01/04/2017	to	30/06/2017		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	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.~~

REIV   propertydata
.com.au

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Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$455,000 - $500,500
Median Unit Price
June quarter 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)

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Price: $690,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Unit

Agent Comments

1/60 Beach Rd MENTONE 3194 (VG)

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

Agent Comments

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

🛏 2   🛁 1   🚗 1

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

Agent Comments