

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 Rennison Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$1,117,500

Property Type House

Suburb Parkdale

Period - From 01/07/2020

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	1 High St MORDIALLOC 3195	\$1,750,000	16/07/2020
2	2 Third St PARKDALE 3195	\$1,737,500	27/06/2020
3			

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:

19/10/2020 18:22



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,750,000
Median House Price
September quarter 2020: \$1,117,500

Comparable Properties



1 High St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Sold Before Auction
Date: 16/07/2020
Property Type: House (Res)
Land Size: 486 sqm approx

2 Third St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,737,500
Method: Auction Sale
Date: 27/06/2020
Property Type: House
Land Size: 749 sqm approx

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.