Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/18 Warrigal Road, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$797,500	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/42 Rennison St PARKDALE 3195	\$627,000	20/03/2021
2	5/11 Foam St PARKDALE 3195	\$620,000	03/11/2020
3	4/29 Mcindoe Pde PARKDALE 3195	\$618,000	03/11/2020

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:

24/03/2021 16:01









Property Type: Divorce/Estate/Family Transfers Land Size: 137 sqm approx Agent Comments 0418 342 570 edriver@hodges.com.au Indicative Selling Price \$600,000 - \$660,000

Errol Driver 9589 6077

Median Unit Price Year ending December 2020: \$797,500

Comparable Properties



Price: \$627,000 Method: Auction Sale Date: 20/03/2021 Property Type: Unit Agent Comments

Agent Comments

5/11 Foam St PARKDALE 3195 (VG)



Price: \$620,000 Method: Sale Date: 03/11/2020 Property Type: House - Attached House N.E.C.



REIV

4/29 Mcindoe Pde PARKDALE 3195 (REI/VG) Agent Comments



Price: \$618,000 Method: Private Sale Date: 03/11/2020 Property Type: Unit

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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.