Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3/19 Herbert Street Parkdale VIC 3195

Indicative selling price

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

Price	$750,000

Median sale price

Median price	$660,000	Unit	x	Suburb	Parkdale
Period - From	Mar 2017	to	Jan 2018	Source	CoreLogic

Comparable property sales

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
5/2-4 Fifth Street Parkdale VIC 3195	$710,000	23-Dec-17
15/138 Beach Road Parkdale VIC 3195	$735,000	02-Dec-17
2/32 Elliot Street Parkdale VIC 3195	$790,000	28-Oct-17