# Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Unit offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 34 Clare Street, Parkdale VIC 3195 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

| Single price | | Lower price | | Higher price |
|---|---|---|---|---|
| $ | Or range between | $950,000 | & | $1,045,000 |

Additional entries may be included or attached as required.

## Suburb House median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,217,500 | | | Suburb | Parkdale |
| Period - From | Sept 2016 | To | Aug 2017 | Source | RP DATA |

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

**A*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 20a Robert Street, Parkdale VIC 3195 | $1,005,000 | 20/5/2017 |
| 46 Davey Street, Parkdale VIC 3195 | $940,000 | 17/6/2017 |
| 13b Elm Grove, Parkdale VIC 3195 | $1,000,000 | 1/7/2017 |

**OR**

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

OBrien Real Estate