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 Including suburb and postcode	1/3 Ellen 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)

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
2 bedroom townhouses	$*	Or range between	$640,000	&	$704,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$671,373 (Unit) $1,309,411 (House)	Suburb	PARKDALE VIC 3195
Period - From	11/11/2016	To	10/11/2017
Source	Corelogic		

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.

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	3/13 Ivy Street, Parkdale	$700,000	27/09/2017
	42 Evan Street, Parkdale	$677,000	28/10/2017
	3/25 Evan Street, Parkdale	$705,000	13/07/2017

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.~~