



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	169 Beach Road, Parkdale VIC 3195
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,650,000	&	\$1,815,000
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**Median sale price**

Median price	\$1,270,000	House	<input checked="" type="checkbox"/>	Suburb	Parkdale
Period - From	01/04/2017	to	30/06/2017	Source	REIV

**Comparable property sales**

Address of comparable property	Price	Date of sale
43 Eighth Street, Parkdale VIC 3195	\$1,715,000	25/03/2017
26 Rennison Street, Parkdale VIC 3195	\$1,865,000	13/05/2017
40 Birdwood Street, Parkdale VIC 3195	\$1,815,000	25/02/2017