



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8a and 8b Clare Street, PARKDALE 3195

Unit

 3 beds

 2 baths

 2 parking

### Indicative selling price

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

**Range \$950,000 - \$1,000,000**

### Median sale price

Median **Unit** for **Parkdale** for period **Apr 2018 - Apr 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$833,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**34 Clare Street,**  
Parkdale 3195

Price **\$978,500** Sold 22  
January 2018

**6/12-14 Clare Street,**  
Parkdale 3195

Price **\$825,000** Sold 19  
December 2017

**105 Warren Road,**  
Parkdale 3195

Price **\$900,000** Sold 07  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Ray White Mordialloc

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### Contact agents



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