

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Macgregor Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,412,500

Property Type House

Suburb Parkdale

Period - From 01/04/2021

to

30/06/2021

Source REIV

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

A* 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
1	33 Macgregor St PARKDALE 3195	\$1,250,000	05/06/2021
2	378 Nepean Hwy PARKDALE 3195	\$1,250,000	24/05/2021
3	33 Broome Av MENTONE 3194	\$1,232,000	16/07/2021

OR

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

This Statement of Information was prepared on:

14/09/2021 14:23



3 1 2

Property Type: House

Land Size: 680sqm sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2021: \$1,412,500

Comparable Properties

33 Macgregor St PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$1,250,000

Method: Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 663 sqm approx



378 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 24/05/2021

Property Type: House



33 Broome Av MENTONE 3194 (REI/VG)

Agent Comments

3 1 1

Price: \$1,232,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: House (Res)

Land Size: 655 sqm approx