## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,412,500	Pro	operty Type	Hou	se		Suburb	Parkdale
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress 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









Property Type: House Land Size: 680sqm sqm approx Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,300,000 Median House Price June guarter 2021: \$1,412,500

# **Comparable Properties**





Property Type: House



33 Broome Av MENTONE 3194 (REI/VG)



Price: \$1,232,000 Method: Sold Before Auction Date: 16/07/2021 Property Type: House (Res) Land Size: 655 sqm approx

#### Account - Hodges | P: 03 95846500 | F: 03 95848216



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Agent Comments