

# 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

1b 412 Nepean Highway, Parkdale Vic 3195

### Indicative selling price

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

Single price

\$880,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Parkdale

Period - From

01/10/2019

to

30/09/2020

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	2/1 Mitchell St MENTONE 3194	\$895,000	11/08/2020
2	2/1 Stewart Av PARKDALE 3195	\$890,000	12/10/2020
3	2a Levanto St MENTONE 3194	\$885,000	10/06/2020

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:

12/11/2020 14:59



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$880,000  
**Median Unit Price**  
Year ending September 2020: \$800,000

## Comparable Properties



**2/1 Mitchell St MENTONE 3194 (VG)**

Agent Comments



**Price:** \$895,000  
**Method:** Sale  
**Date:** 11/08/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**2/1 Stewart Av PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 12/10/2020  
**Property Type:** Townhouse (Single)



**2a Levanto St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 10/06/2020  
**Property Type:** Townhouse (Single)  
**Land Size:** 230 sqm approx