

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

1/14 Laburnum Street Parkdale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

3/27 Ti-Tree Grove East Parkdale VIC 3195	\$545,000	01-Apr-21
2/37 Birdwood Street Parkdale VIC 3195	\$462,499	18-Jan-21
4/23 Como Parade East Mentone VIC 3194	\$462,000	08-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 20 August 2021



3/27 Ti-Tree Grove East Parkdale VIC 3195

Sold Price **\$545,000** Sold Date **01-Apr-21**

 1  1  1

Distance **0.51km**



2/37 Birdwood Street Parkdale VIC 3195

Sold Price **\$462,499** Sold Date **18-Jan-21**

 2  1  1

Distance **0.68km**



4/23 Como Parade East Mentone VIC 3194

Sold Price **\$462,000** Sold Date **08-Jul-21**

 1  1  1

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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