

## 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

4/174 Beach Road Parkdale VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$740,000

### 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

1/174 Beach Road Parkdale VIC 3195	\$782,000	20-Mar-21
8/35 Bay Street Parkdale VIC 3195	\$720,000	08-Jul-21
5/5 John Street Mordialloc VIC 3195	\$643,000	17-May-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: 17 August 2021

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**1/174 Beach Road Parkdale VIC 3195**

Sold Price

**\$782,000**

Sold Date

**20-Mar-21**

 3

 1

 1

Distance

-



**8/35 Bay Street Parkdale VIC 3195**

Sold Price

<sup>RS</sup> **\$720,000** <sup>UN</sup>

Sold Date

**08-Jul-21**

 2

 1

 1

Distance

**0.2km**



**5/5 John Street Mordialloc VIC 3195**

Sold Price

**\$643,000**

Sold Date

**17-May-21**

 2

 1

 1

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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