

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

3/87 Como Parade East, Parkdale Vic 3195

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$759,000

Property Type Unit

Suburb Parkdale

Period - From 01/01/2021

to 31/03/2021

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	211/35 Childers St MENTONE 3194	\$520,000	14/03/2021
2	33/80 Balcombe Rd MENTONE 3194	\$520,000	18/03/2021
3	6/81 Warrigal Rd MENTONE 3194	\$510,000	21/01/2021

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:

11/05/2021 16:54



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
March quarter 2021: \$759,000

Comparable Properties

211/35 Childers St MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$520,000
Method: Sale
Date: 14/03/2021
Property Type: Flat/Unit/Apartment (Res)



33/80 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 2 2

Price: \$520,000
Method: Private Sale
Date: 18/03/2021
Property Type: Apartment



6/81 Warrigal Rd MENTONE 3194 (VG)

Agent Comments

2 - -

Price: \$510,000
Method: Sale
Date: 21/01/2021
Property Type: Flat/Unit/Apartment (Res)