

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

2 MORRIS 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

\$1,200,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,381,000

Property type

House

Suburb

Parkdale

Period-from

01 May 2023

to

30 Apr 2024

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

4 FRANCIS STREET MORDIALLOC VIC 3195	\$1,181,000	04-May-24
22 COLLOCOTT STREET MORDIALLOC VIC 3195	\$1,225,000	16-Feb-24
20 BOOTH STREET PARKDALE VIC 3195	\$1,220,000	06-Apr-24

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: 22 May 2024



4 FRANCIS STREET MORDIALLOC VIC 3195

Sold Price

^{RS} **\$1,181,000** Sold Date **04-May-24**
 3  1  1

Distance **0.95km**


22 COLLOCOTT STREET MORDIALLOC VIC 3195

Sold Price

^{RS} **\$1,225,000** Sold Date **16-Feb-24**
 2  1  -

Distance **0.82km**


20 BOOTH STREET PARKDALE VIC 3195

Sold Price

^{RS} **\$1,220,000** ^{UN} Sold Date **06-Apr-24**
 4  2  1

Distance **0.27km**
RS = Recent sale

UN = Undisclosed Sale

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