

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

71 Como Parade East, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,477,000

Property Type House

Suburb Parkdale

Period - From 01/10/2020

to 30/09/2021

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	26a Naples Rd MENTONE 3194	\$1,178,000	20/10/2021
2	82 Warren Rd MORDIALLOC 3195	\$1,175,000	03/11/2021
3	65 nepean Hwy MENTONE 3194	\$1,115,000	02/10/2021

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:

15/12/2021 09:52



2 1 2

Property Type: House
Land Size: 449 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending September 2021: \$1,477,000

Comparable Properties



26a Naples Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$1,178,000
Method: Auction Sale
Date: 20/10/2021
Property Type: House (Res)
Land Size: 263 sqm approx



82 Warren Rd MORDIALLOC 3195 (REI)

Agent Comments

2 1 2

Price: \$1,175,000
Method: Sold Before Auction
Date: 03/11/2021
Property Type: House



65 nepean Hwy MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$1,115,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 412 sqm approx