

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

2/112 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$765,000

Property Type Unit

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	1/113 Warrigal Rd MENTONE 3194	\$692,250	21/09/2021
2	1/58 Riviera St MENTONE 3194	\$670,000	03/07/2021
3			

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:

01/10/2021 11:47



2 1 2

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/113 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$692,250

Method: Auction Sale

Date: 21/09/2021

Property Type: Unit



1/58 Riviera St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Unit

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.