

## 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

16/315 Nepean Highway 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Dec 2018

to

30 Nov 2019

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

7/438-440 Nepean Highway Parkdale VIC 3195	\$730,000	14-Aug-19
1/148-150 Warren Road Mordialloc VIC 3195	\$600,000	25-Jul-19

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.

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**7/438-440 Nepean Highway  
Parkdale VIC 3195**

3 1 1

Sold Price **\$730,000** Sold Date **14-Aug-19**

Distance **0.43km**



**1/148-150 Warren Road Mordialloc  
VIC 3195**

- 1 1

Sold Price **\$600,000** Sold Date **25-Jul-19**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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