

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

76 EVAN 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/161 WARREN ROAD PARKDALE VIC 3195	\$1,365,000	01-Apr-23
72A KEITH STREET PARKDALE VIC 3195	\$1,350,000	31-Mar-23
8B RANDELL STREET PARKDALE VIC 3195	\$1,420,000	12-Aug-23

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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**2/161 WARREN ROAD PARKDALE
VIC 3195**

Sold Price

\$1,365,000

Sold Date

01-Apr-23

4 2 2

Distance

0.5km



**72A KEITH STREET PARKDALE VIC
3195**

Sold Price

\$1,350,000

Sold Date

31-Mar-23

4 2 2

Distance

0.54km



**8B RANDELL STREET PARKDALE
VIC 3195**

Sold Price

^{RS} **\$1,420,000**

Sold Date

12-Aug-23

3 2 1

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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