

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

4/3-5 Eighth 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

\$1,080,000

&

\$1,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2020

to

30 Sep 2021

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

7/33 Parkers Road Parkdale VIC 3195	\$1,200,000	22-May-21
1/6 Cherrington Court Parkdale VIC 3195	\$1,101,000	26-Jun-21
1/20 Albenca Street Mentone VIC 3194	\$1,120,000	16-Oct-20

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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7/33 Parkers Road Parkdale VIC 3195

Sold Price

\$1,200,000

Sold Date

22-May-21

3

2

2

Distance

0.6km

1/6 Cherrington Court Parkdale VIC 3195

Sold Price

\$1,101,000

Sold Date

26-Jun-21

3

2

2

Distance

0.88km

1/20 Albenca Street Mentone VIC 3194

Sold Price

\$1,120,000

Sold Date

16-Oct-20

3

2

2

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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