Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/241 Como Parade East, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,080,000		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,276,500	Pro	operty Type	Том	nhouse		Suburb	Parkdale
Period - From	06/11/2023	to	05/11/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2 Isabella St PARKDALE 3195	\$1,170,000	05/10/2024
2	52b Elliot St MORDIALLOC 3195	\$1,100,000	21/09/2024
3	3/18 Eighth St PARKDALE 3195	\$1,180,000	25/07/2024

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:

06/11/2024 07:46









Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$1,080,000 - \$1,180,000 Median Townhouse Price 06/11/2023 - 05/11/2024: \$1,276,500

Comparable Properties



2 Isabella St PARKDALE 3195 (REI)



Price: \$1,170,000 Method: Auction Sale Date: 05/10/2024 Property Type: Townhouse (Res) Land Size: 203 sqm approx Agent Comments

Agent Comments



52b Elliot St MORDIALLOC 3195 (REI)

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Price: \$1,100,000 Method: Private Sale Date: 21/09/2024 Property Type: Townhouse (Res)



3/18 Eighth St PARKDALE 3195 (REI)

Agent Comments

Price: \$1,180,000 Method: Private Sale Date: 25/07/2024 Property Type: Townhouse (Single)

Account - Hodges | P: 03 95846500 | F: 03 95848216



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