

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

2/241 Como Parade East, Parkdale Vic 3195

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$1,276,500

Property Type

Townhouse

Suburb

Parkdale

Period - From

06/11/2023

to

05/11/2024

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	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



3 3 2

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)

Agent Comments

3 2 2

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



52b Elliot St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

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



3/18 Eighth St PARKDALE 3195 (REI)

Agent Comments

3 2 1

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

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