

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

5 EDMOND 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

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Parkdale

Period-from

01 Dec 2021

to

30 Nov 2022

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

31 ELLEN STREET PARKDALE VIC 3195	\$1,298,000	01-Sep-22
17 KEILLER AVENUE PARKDALE VIC 3195	\$1,400,000	03-Nov-22
49 MCSWAIN STREET PARKDALE VIC 3195	\$1,365,000	10-Aug-22

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.~~

This Statement of Information was prepared on: 06 December 2022


31 ELLEN STREET PARKDALE VIC 3195

Sold Price

\$1,298,000

Sold Date

01-Sep-22


4



1



4

Distance

0.74km

17 KEILLER AVENUE PARKDALE VIC 3195

Sold Price

^{RS}
\$1,400,000

Sold Date

03-Nov-22


4



3



2

Distance

0.63km

49 MCSWAIN STREET PARKDALE VIC 3195

Sold Price

\$1,365,000

Sold Date

10-Aug-22


3



2



2

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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