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

4/22 Warrigal Road, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$787,500	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/10/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	14/35 Plummer Rd MENTONE 3194	\$647,500	01/02/2025
2	8/117-119 Balcombe Rd MENTONE 3194	\$626,000	02/12/2024
3	2/158 Como Pde.W PARKDALE 3195	\$620,000	21/11/2024

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:

19/02/2025 14:19



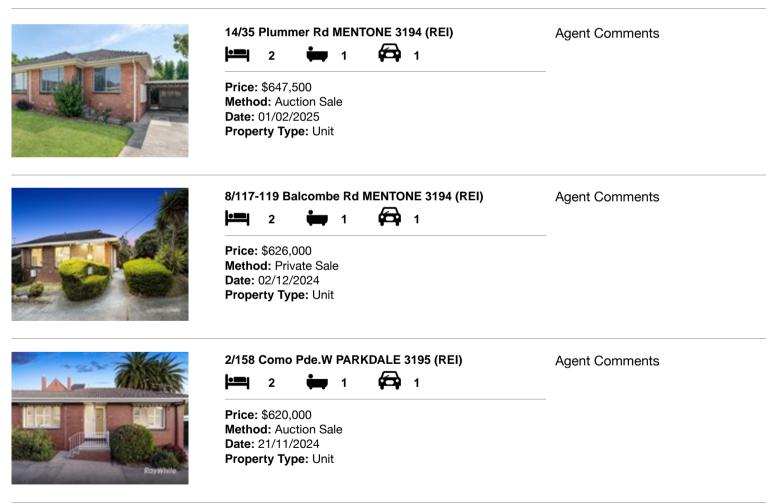






Property Type: Unit Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price December quarter 2024: \$787,500

Comparable Properties



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



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