

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

3/315 NEPEAN HIGHWAY 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Parkdale

Period-from

01 May 2022

to

30 Apr 2023

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

8/23-25 OLIVE GROVE MENTONE VIC 3194

\$320,000

29-Nov-22

3/3 LEVANTO STREET MENTONE VIC 3194

\$375,000

07-Nov-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: 03 May 2023



**8/23-25 OLIVE GROVE MENTONE
VIC 3194**

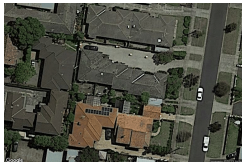
 1  1  1

Sold Price

\$320,000

Sold Date **29-Nov-22**

Distance **1.15km**



**3/3 LEVANTO STREET MENTONE
VIC 3194**

 1  -  1

Sold Price

\$375,000

Sold Date **07-Nov-22**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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