

## 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

6/22 WARRIGAL ROAD PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$690,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Aug 2021

to

31 Jul 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

4/18 WARRIGAL ROAD PARKDALE VIC 3195	\$756,500	23-Mar-22
7/20 WARRIGAL ROAD PARKDALE VIC 3195	\$712,500	27-Mar-21
5/20 WARRIGAL ROAD PARKDALE VIC 3195	\$725,000	19-Mar-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: 17 August 2022



**4/18 WARRIGAL ROAD PARKDALE VIC 3195**

Sold Price

**\$756,500**

Sold Date

**23-Mar-22**

 2  1  1

Distance

**0.04km**



**7/20 WARRIGAL ROAD PARKDALE VIC 3195**

Sold Price

**\$712,500**

Sold Date

**27-Mar-21**

 2  1  1

Distance

**0.03km**



**5/20 WARRIGAL ROAD PARKDALE VIC 3195**

Sold Price

**\$725,000**

Sold Date

**19-Mar-22**

 2  1  1

Distance

**0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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