

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

3/3 CLARE 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

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2021

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 1/70 DAVEY STREET PARKDALE VIC 3195 | \$752,500 | 19-Feb-22 |
| 5/8 EDITH STREET MORDIALLOC VIC 3195 | \$661,000 | 07-Apr-22 |
| 112/90 WHITE STREET MORDIALLOC VIC 3195 | \$700,000 | 28-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: 21 April 2022



**1/70 DAVEY STREET PARKDALE
VIC 3195**

 2  1  1

Sold Price ^{RS} **\$752,500** ^{UN} Sold Date **19-Feb-22**

Distance **0.4km**



**5/8 EDITH STREET MORDIALLOC
VIC 3195**

 2  1  1

Sold Price ^{RS} **\$661,000** Sold Date **07-Apr-22**

Distance **1.24km**



**112/90 WHITE STREET
MORDIALLOC VIC 3195**

 2  1  1

Sold Price ^{RS} **\$700,000** Sold Date **28-Mar-22**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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