# 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

1/261 Nepean Highway, Parkdale Vic 3195

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$828,750	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/04/2022	to	30/06/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	15a Evan St PARKDALE 3195	\$980,000	17/05/2022
2	11 Bundora Pde MENTONE 3194	\$941,000	28/05/2022
3	7 Blossom St PARKDALE 3195	\$935,000	19/04/2022

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:

06/10/2022 13:50



1/261 Nepean Highway, Parkdale Vic 3195



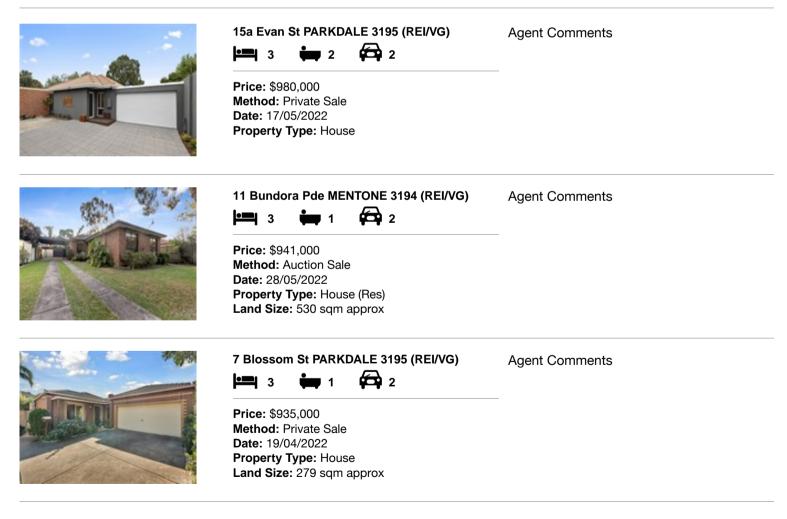




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price June quarter 2022: \$828,750

# **Comparable Properties**



Account - Greg Hocking Bayside Living | P: 95890222



propertydata

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