

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 consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$828,750

Property Type

Unit

Suburb

Parkdale

Period - From

01/04/2022

to

30/06/2022

Source

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.

	Address 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



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2022: \$828,750

Comparable Properties



15a Evan St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 17/05/2022

Property Type: House



11 Bundora Pde MENTONE 3194 (REI/VG)

Agent Comments



Price: \$941,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 530 sqm approx



7 Blossom St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 279 sqm approx

Account - Greg Hocking Bayside Living | P: 95890222