

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

257A 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

*House

X

*Unit

Suburb

Parkdale

Period-from

01 Jul 2018

to

30 Jun 2019

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

3 Vialls Avenue Parkdale VIC 3195	\$990,000	06-Jun-19
57 McSwain Street Parkdale VIC 3195	\$950,000	02-Mar-19
7 Third Street Parkdale VIC 3195	\$950,000	16-Mar-19

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.~~

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3 Vialls Avenue Parkdale VIC 3195

Sold Price

^{RS} **\$990,000**

Sold Date

06-Jun-19

 3  1  1

Distance

0.54km



57 McSwain Street Parkdale VIC 3195

Sold Price

^{RS} **\$950,000** ^{UN}

Sold Date

02-Mar-19

 3  1  2

Distance

0.69km



7 Third Street Parkdale VIC 3195

Sold Price

\$950,000

Sold Date

16-Mar-19

 3  1  1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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