

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

24/128-130 BEACH ROAD 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Dec 2023

to

30 Nov 2024

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

12/128-130 BEACH ROAD PARKDALE VIC 3195	\$320,000	23-Aug-23
17/128-130 BEACH ROAD PARKDALE VIC 3195	\$365,000	29-Apr-24
13/128-130 BEACH ROAD PARKDALE VIC 3195	\$430,000	09-May-24

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: 02 December 2024



**12/128-130 BEACH ROAD
PARKDALE VIC 3195**

2 1 1

Sold Price **\$320,000** Sold Date **23-Aug-23**

Distance **0km**



**17/128-130 BEACH ROAD
PARKDALE VIC 3195**

2 1 -

Sold Price **\$365,000** Sold Date **29-Apr-24**

Distance **0km**



**13/128-130 BEACH ROAD
PARKDALE VIC 3195**

2 1 1

Sold Price **\$430,000** Sold Date **09-May-24**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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