## 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

10A & 10B Vialls Avenue, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,750,000		&		\$1,900,000					
Median sale price										
Median price	\$1,238,250	Property Type		Townhouse			Suburb	Parkdale		
Period - From	23/04/2024	to	22/04/2025	5	So	ource	Property	/ Data		

### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

23/04/2025 15:07







**Property Type:** Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median Townhouse Price 23/04/2024 - 22/04/2025: \$1,238,250

# **Comparable Properties**

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.

Account - Barry Plant | P: 03 9586 0500





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