

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

5 Alameda Street, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,723,000

Property Type House

Suburb Parkdale

Period - From 01/01/2022

to 31/03/2022

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	25 Seventh St PARKDALE 3195	\$1,815,000	05/03/2022
2	47 Fifth St PARKDALE 3195	\$1,800,000	10/05/2022
3	45 White St PARKDALE 3195	\$1,770,000	12/02/2022

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:

28/05/2022 14:38



4 2 3

Property Type: House
Land Size: 554.7 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
March quarter 2022: \$1,723,000

Comparable Properties

25 Seventh St PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$1,815,000
Method: Sale
Date: 05/03/2022
Property Type: Development Site (Res)
Land Size: 706 sqm approx



47 Fifth St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 10/05/2022
Property Type: House
Land Size: 703 sqm approx



45 White St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 651 sqm approx