

# 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

7/28 Warrigal Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000

&

\$525,000

### Median sale price

Median price \$922,500

Property Type Unit

Suburb Parkdale

Period - From 01/01/2021

to 31/12/2021

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	202/146 Collins St MENTONE 3194	\$512,000	25/01/2022
2			
3			

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:

22/03/2022 16:28



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$490,000 - \$525,000

**Median Unit Price**

Year ending December 2021: \$922,500

## Comparable Properties

**202/146 Collins St MENTONE 3194 (VG)**

Agent Comments

 2    -    -

**Price:** \$512,000

**Method:** Sale

**Date:** 25/01/2022

**Property Type:** Unit

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.