

# 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

30 Vialls Avenue, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,477,500 Property Type House Suburb Parkdale

Period - From 01/04/2023 to 31/03/2024 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	5 Kingston St MORDIALLOC 3195	\$1,385,000	16/11/2023
2	59 Evan St PARKDALE 3195	\$1,350,000	02/03/2024
3	29 Morris St PARKDALE 3195	\$1,250,000	08/11/2023

**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:

17/04/2024 15:00

30 Vials Avenue, Parkdale Vic 3195



 4  2  2

**Property Type:** House (Res)  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending March 2024: \$1,477,500

## Comparable Properties



**5 Kingston St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$1,385,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** House  
**Land Size:** 904 sqm approx



**59 Evan St PARKDALE 3195 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**29 Morris St PARKDALE 3195 (REI/VG)**

**Agent Comments**

 4  1  2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Jellis Craig**



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