

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

1/442 NEPEAN HIGHWAY 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

or range
between

\$800,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2023

to

31 Oct 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

2/142 PARKERS ROAD PARKDALE VIC 3195	\$790,000	17-Oct-24
190 COMO PARADE EAST PARKDALE VIC 3195	\$825,000	16-Jul-24
7/17 COLLOCOTT STREET MORDIALLOC VIC 3195	\$930,000	17-Sep-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: 07 November 2024



**2/142 PARKERS ROAD PARKDALE
VIC 3195**

2 1 1

Sold Price

^{RS} **\$790,000**

Sold Date

17-Oct-24

Distance

0.68km



**190 COMO PARADE EAST
PARKDALE VIC 3195**

2 2 1

Sold Price

\$825,000

Sold Date

16-Jul-24

Distance

0.67km



**7/17 COLLOCOTT STREET
MORDIALLOC VIC 3195**

3 2 2

Sold Price

^{RS} **\$930,000**

Sold Date

17-Sep-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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