

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

6/150 Como Parade West 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2019

to

31 Mar 2020

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

5/28 Warrigal Road Parkdale VIC 3195	\$528,000	12-Feb-20
6/9 Stawell Street Mentone VIC 3194	\$585,000	20-Mar-20
2/11 Levanto Street Mentone VIC 3194	\$566,000	09-Nov-19

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: 17 April 2020

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



5/28 Warrigal Road Parkdale VIC 3195

Sold Price

^{RS}

\$528,000

Sold Date

12-Feb-20

 2

 1

 1

Distance

0.26km



6/9 Stawell Street Mentone VIC 3194

Sold Price

^{RS}

\$585,000

Sold Date

20-Mar-20

 2

 1

 1

Distance

0.68km



2/11 Levanto Street Mentone VIC 3194

Sold Price

\$566,000

Sold Date

09-Nov-19

 2

 1

 1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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