

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

7/410 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$828,750 Property Type Unit Suburb Parkdale

Period - From 01/04/2022 to 30/06/2022 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	19b Margaret St PARKDALE 3195	\$850,000	30/07/2022
2	2/57 Mcdonald St MORDIALLOC 3195	\$800,000	12/09/2022
3	78c Albert St MORDIALLOC 3195	\$800,000	03/09/2022

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:

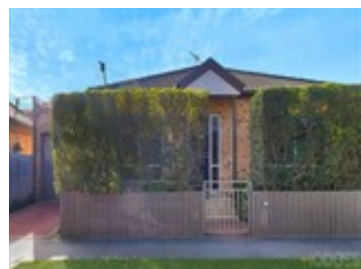
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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median Unit Price
June quarter 2022: \$828,750

Comparable Properties



19b Margaret St PARKDALE 3195 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)



2/57 McDonald St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 12/09/2022
Property Type: Unit
Land Size: 227 sqm approx



78c Albert St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 03/09/2022
Property Type: Townhouse (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216