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

330 Nepean Highway, Parkdale Vic 3195

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au | /underquot | ting | | |
|-----------------|-------------------|------|------------------|------|-------------|------|--------|----------|
| Range betweer | \$1,490,000 | | & | | \$1,550,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,477,500 | Pro | operty Type Hous | | se | | Suburb | Parkdale |
| Period - From | 16/05/2023 | to | 15/05/2024 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 30 Vialls Av PARKDALE 3195 | \$1,510,000 | 11/05/2024 |
| 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:

16/05/2024 15:44





Katrina O'Brien (03) 9584 6500 0411 626 394



Property Type: House **Land Size:** 582 sqm approx Agent Comments kobrien@hodges.com.au Indicative Selling Price \$1,490,000 - \$1,550,000 Median House Price 16/05/2023 - 15/05/2024: \$1,477,500

Comparable Properties



30 Vialls Av PARKDALE 3195 (REI)

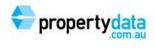


Price: \$1,510,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res) Land Size: 620 sqm approx Agent Comments

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.

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.