

## 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

6/134-136 LOWER DANDENONG ROAD PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2021

to

31 Oct 2022

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

9/144-146 WARREN ROAD MORDIALLOC VIC 3195	\$580,000	14-Oct-22
1/3 KEEFER STREET MORDIALLOC VIC 3195	\$545,500	12-Nov-22
3/6 RIVIERA STREET MENTONE VIC 3194	\$532,500	26-Jul-22

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: 28 November 2022



**9/144-146 WARREN ROAD  
MORDIALLOC VIC 3195**

2 1 2

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**14-Oct-22**

Distance

**0.67km**



**1/3 KEEFER STREET MORDIALLOC  
VIC 3195**

2 1 1

Sold Price

<sup>RS</sup> **\$545,500**

Sold Date

**12-Nov-22**

Distance

**0.83km**



**3/6 RIVIERA STREET MENTONE  
VIC 3194**

2 1 1

Sold Price

**\$532,500**

Sold Date

**26-Jul-22**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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