

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

2/33 Parkers Road 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

\$1,200,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2020

to

30 Sep 2021

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

7/33 Parkers Road Parkdale VIC 3195	\$1,200,000	22-May-21
3/5 Elm Grove Parkdale VIC 3195	\$1,242,500	02-Oct-21
50B Warrigal Road Parkdale VIC 3195	\$1,205,000	02-Oct-21

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: 18 October 2021

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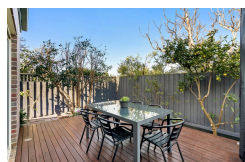


7/33 Parkers Road Parkdale VIC 3195

3 2 2

Sold Price **\$1,200,000** Sold Date **22-May-21**

Distance **0.07km**



3/5 Elm Grove Parkdale VIC 3195

3 1 2

Sold Price ^{RS} **\$1,242,500** ^{UN} Sold Date **02-Oct-21**

Distance **0.57km**



50B Warrigal Road Parkdale VIC 3195

3 2 2

Sold Price ^{RS} **\$1,205,000** Sold Date **02-Oct-21**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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