

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

9/18 Warrigal 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jan 2021

to

31 Dec 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

5/35-37 Balcombe Road Mentone VIC 3194	\$630,000	10-Jul-21
5/60 Beach Road Mentone VIC 3194	\$608,000	19-Jul-21
2/391 Nepean Highway Mordialloc VIC 3195	\$641,000	25-Sep-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: 12 January 2022


5/35-37 Balcombe Road Mentone VIC 3194

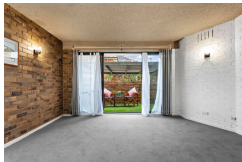
Sold Price

\$630,000

Sold Date

10-Jul-21


Distance

1.21km

5/60 Beach Road Mentone VIC 3194

Sold Price

\$608,000

Sold Date

19-Jul-21


Distance

1.23km

2/391 Nepean Highway Mordialloc VIC 3195

Sold Price

\$641,000

Sold Date

25-Sep-21


Distance

1.42km
RS = Recent sale

UN = Undisclosed Sale

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