

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

7/38 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Feb 2021

to

31 Jan 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

5/18 Warrigal Road Parkdale VIC 3195	\$699,000	29-Aug-21
8/150 Como Parade West Parkdale VIC 3195	\$705,000	03-Dec-21
9/18 Warrigal Road Parkdale VIC 3195	\$752,000	04-Feb-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: 20 February 2022



5/18 Warrigal Road Parkdale VIC 3195

 2  1  1

Sold Price

\$699,000

Sold Date

29-Aug-21

Distance

0.28km



8/150 Como Parade West Parkdale VIC 3195

 2  1  2

Sold Price

\$705,000

Sold Date

03-Dec-21

Distance

0.13km



9/18 Warrigal Road Parkdale VIC 3195

 2  1  1

Sold Price

^{RS} **\$752,000** ^{UN}

Sold Date

04-Feb-22

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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