# 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

2/384 Nepean Highway, Parkdale Vic 3195

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$640,000		&		\$690,000			
Median sale price								
Median price	\$788,000	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	27/02/2024	to	26/02/2025		So	urce	Property	y Data

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/24 White St MORDIALLOC 3195	\$690,000	08/02/2025
2	8/167 beach Rd PARKDALE 3195	\$660,000	19/01/2025
3	8/1-3 James St MORDIALLOC 3195	\$695,000	12/10/2024

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:

27/02/2025 10:01







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$640,000 - \$690,000 Median Unit Price 27/02/2024 - 26/02/2025: \$788,000

# **Comparable Properties**

3/24 White St MORDIALLOC 3195 (REI)   2 1 2   Price: \$690,000   Method: Auction Sale   Date: 08/02/2025   Property Type: Unit	Agent Comments
8/167 beach Rd PARKDALE 3195 (REI) 2 1 2 1 Price: \$660,000 Method: Private Sale Date: 19/01/2025 Property Type: Apartment	Agent Comments
8/1-3 James St MORDIALLOC 3195 (REI) 2 1 1 1 Price: \$695,000 Method: Auction Sale Date: 12/10/2024 Property Type: Unit	Agent Comments

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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