

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

129 Warren Road, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,470,000

Property Type House

Suburb Parkdale

Period - From 01/07/2024

to

30/09/2024

Source REIV

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.

	Address of comparable property	Price	Date of sale
1	21 Sharan Av MENTONE 3194	\$1,000,000	16/10/2024
2	70 Glenelg Dr MENTONE 3194	\$1,075,000	11/10/2024
3	127 Warren Rd PARKDALE 3195	\$1,100,000	02/10/2024

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:

30/10/2024 16:48



 5
  2
  3

Property Type: House
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2024: \$1,470,000

Comparable Properties



21 Sharan Av MENTONE 3194 (REI)

Agent Comments

 3
  2
  1

Price: \$1,000,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx



70 Glenelg Dr MENTONE 3194 (REI)

Agent Comments

 4
  2
  4

Price: \$1,075,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 532.04 sqm approx



127 Warren Rd PARKDALE 3195 (REI)

Agent Comments

 3
  1
  2

Price: \$1,100,000
Method: Private Sale
Date: 02/10/2024
Property Type: House
Land Size: 884 sqm approx