

# 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

23b Rosella Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Parkdale

Period - From 01/04/2024 to 30/06/2024 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	7a Verbena St MORDIALLOC 3195	\$1,570,000	09/08/2024
2	5a Monaco St PARKDALE 3195	\$1,550,000	29/04/2024
3	2/12 Barkly St MORDIALLOC 3195	\$1,590,000	26/03/2024

**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:

27/08/2024 09:06



3   2   3

**Property Type:** Townhouse (Single)

**Land Size:** 429 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

June quarter 2024: \$1,510,000

## Comparable Properties



**7a Verbena St MORDIALLOC 3195 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$1,570,000

**Method:** Sold Before Auction

**Date:** 09/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 438 sqm approx



**5a Monaco St PARKDALE 3195 (REI)**

[Agent Comments](#)

3   2   3

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** House

**Land Size:** 501 sqm approx



**2/12 Barkly St MORDIALLOC 3195 (REI/VG)**

[Agent Comments](#)

3   3   2

**Price:** \$1,590,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Townhouse (Single)

**Account - Hodges** | P: 03 95846500 | F: 03 95848216