

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

6/26 Olive Grove 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2020

to

30 Sep 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

5/82 Warrigal Road Parkdale VIC 3195	\$610,000	24-Apr-21
6/82 Warrigal Road Parkdale VIC 3195	\$570,000	16-Jun-21
5/59 Como Parade East Parkdale VIC 3195	\$610,000	28-Apr-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: 14 October 2021



5/82 Warrigal Road Parkdale VIC 3195

Sold Price

\$610,000

Sold Date

24-Apr-21

 2

 1

 1

Distance

0.8km



6/82 Warrigal Road Parkdale VIC 3195

Sold Price

\$570,000

Sold Date

16-Jun-21

 2

 1

 1

Distance

0.8km



5/59 Como Parade East Parkdale VIC 3195

Sold Price

\$610,000

Sold Date

28-Apr-21

 2

 1

 1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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