

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

179a Beach Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,380,500

Property Type House

Suburb Parkdale

Period - From 28/02/2023

to

28/02/2024

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	38b Sixth St PARKDALE 3195	\$2,250,000	14/12/2023
2	2 Rosella Rd PARKDALE 3195	\$2,150,000	16/09/2023
3			

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:

29/02/2024 15:54



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

28/02/2023 - 28/02/2024: \$1,380,500

Comparable Properties



38b Sixth St PARKDALE 3195 (REI)

Agent Comments

 4  3  2

Price: \$2,250,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: Townhouse (Res)



2 Rosella Rd PARKDALE 3195 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,150,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 540 sqm approx

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.

Account - Barry Plant | P: 03 9586 0500