

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 Taylor Street 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,207,500

Property type

House

Suburb

Parkdale

Period-from

01 Jun 2020

to

31 May 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

1/3-5 Robert Street Parkdale VIC 3195	\$765,000	10-Apr-21
1/17 Imes Street Parkdale VIC 3195	\$870,000	10-Apr-21
2/26 White Street Mordialloc VIC 3195	\$807,000	29-May-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: 24 June 2021



1/3-5 Robert Street Parkdale VIC 3195

Sold Price

\$765,000

Sold Date

10-Apr-21

 2

 1

 1

Distance

0.11km



1/17 Imes Street Parkdale VIC 3195

Sold Price

\$870,000

Sold Date

10-Apr-21

 2

 1

 2

Distance

0.38km



2/26 White Street Mordialloc VIC 3195

Sold Price

^{RS} **\$807,000**

Sold Date

29-May-21

 2

 1

 2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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