

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

4/10 WARRIGAL ROAD 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/37 BIRDWOOD STREET PARKDALE VIC 3195	\$513,000	23-Feb-22
2/37 BIRDWOOD STREET PARKDALE VIC 3195	\$513,000	23-Feb-22
3/32 COLLINS STREET MENTONE VIC 3194	\$495,000	27-Apr-22

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: 08 August 2022

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3/37 BIRDWOOD STREET PARKDALE VIC 3195

1 1 1

Sold Price **\$513,000** Sold Date **23-Feb-22**

Distance **0.34km**



2/37 BIRDWOOD STREET PARKDALE VIC 3195

1 1 1

Sold Price Sold Date **23-Feb-22**

Distance **0.34km**



3/32 COLLINS STREET MENTONE VIC 3194

1 1 1

Sold Price **\$495,000** Sold Date **27-Apr-22**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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