

## 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

49 EDMOND STREET PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,050,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Parkdale

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 18 LONG STREET MENTONE VIC 3194    | \$1,022,000 | 14-Sep-24 |
| 25 ALBENCA STREET MENTONE VIC 3194 | \$1,190,000 | 22-Jun-24 |
| 21 MORRIS STREET PARKDALE VIC 3195 | \$1,200,000 | 15-Jun-24 |

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: 05 December 2024



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**18 LONG STREET MENTONE VIC 3194**

3 1 -

Sold Price <sup>RS</sup> **\$1,022,000** <sup>UN</sup> Sold Date **14-Sep-24**

Distance **0.2km**



**25 ALBENCA STREET MENTONE VIC 3194**

2 1 2

Sold Price **\$1,190,000** Sold Date **22-Jun-24**

Distance **0.84km**



**21 MORRIS STREET PARKDALE VIC 3195**

3 1 2

Sold Price **\$1,200,000** Sold Date **15-Jun-24**

Distance **1.33km**

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

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