

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

6/3-17 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/3 ELLEN STREET PARKDALE VIC 3195	\$818,000	24-Apr-23
23/3-17 TAYLOR STREET PARKDALE VIC 3195	\$877,500	05-Aug-23
348 COMO PARADE WEST PARKDALE VIC 3195	\$803,300	30-May-23

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.~~

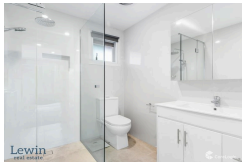
This Statement of Information was prepared on: 05 September 2023



2/3 ELLEN STREET PARKDALE VIC 3195 Sold Price **\$818,000** Sold Date **24-Apr-23**

 2  1  1

Distance **0.63km**



23/3-17 TAYLOR STREET PARKDALE VIC 3195 Sold Price ^{RS} **\$877,500** ^{UN} Sold Date **05-Aug-23**

 3  1  2

Distance **0km**



348 COMO PARADE WEST PARKDALE VIC 3195 Sold Price **\$803,300** Sold Date **30-May-23**

 2  1  1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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