

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

17 Morris Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,180,000

Median sale price

Median price \$1,222,500

Property Type House

Suburb Parkdale

Period - From 01/04/2023

to

30/06/2023

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	141 Warren Rd PARKDALE 3195	\$1,190,000	11/06/2023
2	9 Elliot St PARKDALE 3195	\$1,180,000	15/07/2023
3	73 Scarlet St MORDIALLOC 3195	\$1,120,000	18/04/2023

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:

06/09/2023 15:54



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,180,000
Median House Price
June quarter 2023: \$1,222,500

Comparable Properties



141 Warren Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 11/06/2023
Property Type: House
Land Size: 604 sqm approx



9 Elliot St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 651 sqm approx



73 Scarlet St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$1,120,000
Method: Sale
Date: 18/04/2023
Property Type: House (Res)
Land Size: 534 sqm approx

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