

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

5/438-440 NEPEAN HIGHWAY 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2022

to

31 Mar 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

6/436 NEPEAN HIGHWAY PARKDALE VIC 3195	\$638,000	24-Jan-23
2/492 MAIN STREET MORDIALLOC VIC 3195	\$625,000	25-Feb-23
2/3 COLLOCOTT STREET MORDIALLOC VIC 3195	\$637,000	22-Oct-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: 20 April 2023

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**6/436 NEPEAN HIGHWAY
PARKDALE VIC 3195**

2 1 1

Sold Price **\$638,000** Sold Date **24-Jan-23**

Distance **0.02km**



**2/492 MAIN STREET MORDIALLOC
VIC 3195**

2 1 1

Sold Price ^{RS} **\$625,000** Sold Date **25-Feb-23**

Distance **0.62km**



**2/3 COLLOCOTT STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price **\$637,000** Sold Date **22-Oct-22**

Distance **0.63km**

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

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