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

21a Imes Street, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,390,000			
Median sale p	rice							
Median price	\$1,470,000	Pro	operty Type	Ηοι	ISE		Suburb	Parkdale
Period - From	01/07/2024	to	30/09/2024	Ļ	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Eva St PARKDALE 3195	\$1,345,000	15/11/2024
2	10 Edith St MORDIALLOC 3195	\$1,312,500	26/10/2024
3	20a Mac Cr PARKDALE 3195	\$1,390,000	11/10/2024

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:

22/11/2024 13:13





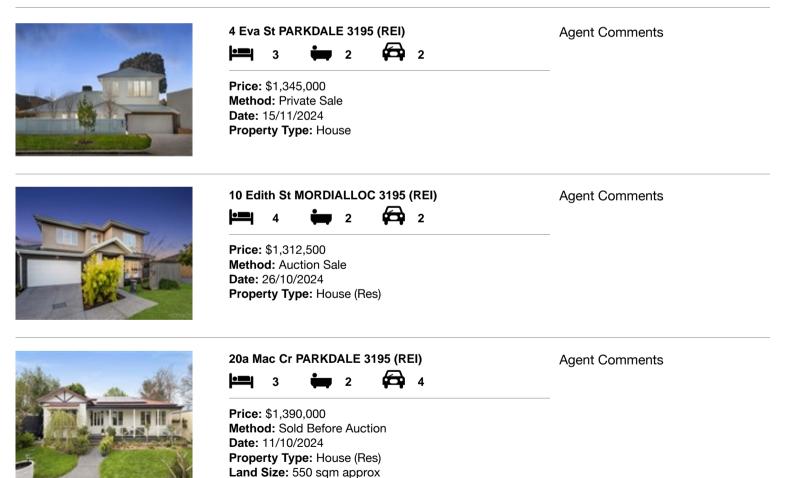




Property Type: House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,390,000 Median House Price September quarter 2024: \$1,470,000

Comparable Properties



Account - Hodges | P: 03 95846500 | F: 03 95848216



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