

# 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

1/168 Beach Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,450,000

&

\$2,650,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Parkdale

Period - From 25/03/2023

to

24/03/2024

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	5 Seventh St PARKDALE 3195	\$2,630,000	10/01/2024
2	21 Birdwood St PARKDALE 3195	\$2,505,000	24/02/2024
3	17 Bowman St ASPENDALE 3195	\$2,500,000	15/03/2024

**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:

25/03/2024 10:18



4 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$2,450,000 - \$2,650,000

**Median House Price**

25/03/2023 - 24/03/2024: \$1,400,000

## Comparable Properties



**5 Seventh St PARKDALE 3195 (REI)**

Agent Comments

5 4 3

**Price:** \$2,630,000

**Method:** Private Sale

**Date:** 10/01/2024

**Property Type:** House



**21 Birdwood St PARKDALE 3195 (REI)**

Agent Comments

5 4 2

**Price:** \$2,505,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)



**17 Bowman St ASPENDALE 3195 (REI)**

Agent Comments

3 2 3

**Price:** \$2,500,000

**Method:** Sold Before Auction

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 602 sqm approx

**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400