

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

7/3-7 Reid 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

or range
between

\$700,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jan 2021

to

31 Dec 2021

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

7/42 Rennison Street Parkdale VIC 3195	\$775,000	30-Dec-21
4/47-49 Marriott Street Parkdale VIC 3195	\$780,000	26-Jun-21
4/65 Como Parade East Parkdale VIC 3195	\$715,000	28-Jun-21

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: 27 January 2022



7/42 Rennison Street Parkdale VIC 3195

Sold Price

^{RS} **\$775,000**

Sold Date

30-Dec-21

 2  1  1

Distance

1.82km



4/47-49 Marriott Street Parkdale VIC 3195

Sold Price

\$780,000

Sold Date

26-Jun-21

 2  1  1

Distance

0.76km



4/65 Como Parade East Parkdale VIC 3195

Sold Price

\$715,000

Sold Date

28-Jun-21

 2  2  1

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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