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

2B Royal Parade, Parkdale Vic 3195

Indicative selling price

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

Range between | $800,000 | & | $880,000

Median sale price

| Median price | $973,000 | Property Type | Unit | 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	23/3-17 Taylor St PARKDALE 3195	$877,500	05/08/2023
2	7 Alameda Pl PARKDALE 3195	$850,000	13/04/2023
3	2/3 Ellen St PARKDALE 3195	$818,000	22/04/2023

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: | 11/09/2023 11:39

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2 **1** **2**

Property Type: Townhouse (Single)
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
June quarter 2023: $973,000

Comparable Properties

23/3-17 Taylor St PARKDALE 3195 (REI)

3 **1** **2**

Price: $877,500
Method: Private Sale
Date: 05/08/2023
Property Type: House (Res)

Agent Comments

7 Alameda Pl PARKDALE 3195 (REI/VG)

3 **2** **2**

Price: $850,000
Method: Private Sale
Date: 13/04/2023
Property Type: Apartment

Agent Comments

2/3 Ellen St PARKDALE 3195 (REI/VG)

2 **1** **1**

Price: $818,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Unit
Land Size: 325 sqm approx

Agent Comments

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