

## 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

2/11 MOUNT VIEW AVENUE PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,085,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Parkdale

Period-from

01 May 2021

to

30 Apr 2022

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

28 MELROSE STREET PARKDALE VIC 3195	\$1,046,000	12-Feb-22
91A CHUTE STREET MORDIALLOC VIC 3195	\$1,065,000	21-Jan-22
5/261 COMO PARADE EAST PARKDALE VIC 3195	\$1,000,000	24-Nov-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: 17 May 2022

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**28 MELROSE STREET PARKDALE  
VIC 3195**

 3  1  2

Sold Price

**\$1,046,000**

Sold Date

**12-Feb-22**

Distance

**0.48km**



**91A CHUTE STREET MORDIALLOC  
VIC 3195**

 3  2  2

Sold Price

**\$1,065,000**

Sold Date

**21-Jan-22**

Distance

-



**5/261 COMO PARADE EAST  
PARKDALE VIC 3195**

 3  2  2

Sold Price

**\$1,000,000**

Sold Date

**24-Nov-21**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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