

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	2/44 Evan Street, Parkdale Vic 3195
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Indicative selling price

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

Range between	\$450,000	&	\$470,000
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Median sale price

Median price	\$806,500	Property Type	Unit	Suburb	Parkdale
Period - From	15/10/2023	to	14/10/2024	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	7/62-64 Mentone Pde MENTONE 3194	\$460,000	06/06/2024
2			
3			

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:	15/10/2024 10:30
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Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$470,000
Median Unit Price
15/10/2023 - 14/10/2024: \$806,500

Comparable Properties



7/62-64 Mentone Pde MENTONE 3194 (REI)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 06/06/2024
Property Type: Apartment

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.

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