

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

7/137 BEACH ROAD 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2023

to

31 Aug 2024

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

11/464-466 COMO PARADE WEST MORDIALLOC VIC 3195	700000	25-May-24
3/2 PARKERS ROAD PARKDALE VIC 3195	680000	20-May-24
7/32 MENTONE PARADE MENTONE VIC 3194	712000	27-Apr-24

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.~~

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**11/464-466 COMO PARADE WEST
MORDIALLOC VIC 3195**

2 1 1

Sold Price

700000 Sold Date **25-May-24**

Distance **0.89km**



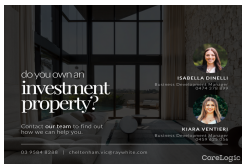
**3/2 PARKERS ROAD PARKDALE
VIC 3195**

2 1 1

Sold Price

680000 Sold Date **20-May-24**

Distance **0.26km**



**7/32 MENTONE PARADE
MENTONE VIC 3194**

2 1 1

Sold Price

712000 Sold Date **27-Apr-24**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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