

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

13 Royal Parade, Parkdale Vic 3195

Indicative selling price

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

Range between \$2,150,000

&

\$2,300,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Parkdale

Period - From 11/08/2021

to

10/08/2022

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 Dickens St PARKDALE 3195	\$2,300,000	12/04/2022
2	38 Seventh St PARKDALE 3195	\$2,171,000	05/03/2022
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:

11/08/2022 15:34

13 Royal Parade, Parkdale Vic 3195



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Indicative Selling Price

\$2,150,000 - \$2,300,000

Median House Price

11/08/2021 - 10/08/2022: \$1,600,000



4 2 4

Property Type: House

Land Size: 829 sqm approx

Agent Comments

Comparable Properties



7 Dickens St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$2,300,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 346 sqm approx



38 Seventh St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 3

Price: \$2,171,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 695 sqm approx

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.

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



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