

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

438 Como Parade West, Parkdale Vic 3195

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Parkdale

Period - From

01/01/2023

to

31/03/2023

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	36 Hall Mark Rd MORDIALLOC 3195	\$1,200,000	07/04/2023
2	139 Como Pde.E PARKDALE 3195	\$1,185,000	01/04/2023
3	1b Dover PI PARKDALE 3195	\$1,150,000	26/04/2023

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:

09/05/2023 15:57



3 2.5 2+

Property Type: House (Res)

Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2023: \$1,405,000

Comparable Properties



36 Hall Mark Rd MORDIALLOC 3195 (REI)

Agent Comments

4 3 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 07/04/2023

Property Type: House (Res)



139 Como Pde.E PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,185,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)



1b Dover PI PARKDALE 3195 (REI)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Private Sale

Date: 26/04/2023

Property Type: House

Land Size: 456 sqm approx

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