

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

46 Eighth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,240,000

Property Type Townhouse

Suburb Parkdale

Period - From 30/05/2022

to

29/05/2023

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	196 Balcombe Rd MENTONE 3194	\$1,162,000	20/05/2023
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:

30/05/2023 13:22

46 Eighth Street, Parkdale Vic 3195



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Indicative Selling Price

\$1,150,000 - \$1,200,000

Median Townhouse Price

30/05/2022 - 29/05/2023: \$1,240,000



3 1 1

Property Type: House (Res)

Land Size: 267sqms sqm approx

Agent Comments

Comparable Properties



196 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$1,162,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 388 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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