Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	46 Eighth Street, Parkdale Vic 3195
Including suburb and	

Address	46 Eighth Street, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,240,000	Pro	perty Type T	ownhouse		Suburb	Parkdale
Period - From	30/05/2022	to	29/05/2023	9	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	196 Balcombe Rd MENTONE 3194	\$1,162,000	20/05/2023
2			
3			

OR

В* 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





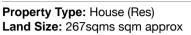
Katrina O'Brien (03) 9584 6500 0411 626 394 kobrien@hodges.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000

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

Agent Comments





Agent Comments



Comparable Properties







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.





