

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

4 EVA STREET 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

or range
between

\$1,260,000

&

\$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Parkdale

Period-from

01 Oct 2023

to

30 Sep 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

2A STEWART AVENUE PARKDALE VIC 3195	\$1,360,000	09-May-24
4B DAVEY STREET PARKDALE VIC 3195	\$1,330,000	25-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.

This Statement of Information was prepared on: 16 October 2024



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2A STEWART AVENUE PARKDALE VIC 3195

Sold Price

\$1,360,000

Sold Date

09-May-24



3



2



1

Distance

0.98km



4B DAVEY STREET PARKDALE VIC 3195

Sold Price

\$1,330,000

Sold Date

25-Apr-24



3



2



1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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