

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

8/150 Como Parade West 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2020

to

31 Oct 2021

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

3/59 Como Parade East Parkdale VIC 3195	\$750,000	28-Oct-21
5/18 Warrigal Road Parkdale VIC 3195	\$699,000	29-Aug-21
6/18 Warrigal Road Parkdale VIC 3195	\$705,000	28-Aug-21

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: 27 November 2021



3/59 Como Parade East Parkdale VIC 3195

 2  1  1

Sold Price

^{RS} **\$750,000**

Sold Date

28-Oct-21

Distance

0.19km



5/18 Warrigal Road Parkdale VIC 3195

 2  1  1

Sold Price

\$699,000

Sold Date

29-Aug-21

Distance

0.28km



6/18 Warrigal Road Parkdale VIC 3195

 2  1  1

Sold Price

\$705,000

Sold Date

28-Aug-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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