

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

102/131 PARKERS ROAD 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2022

to

31 Aug 2023

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

203/131 PARKERS ROAD PARKDALE VIC 3195	\$562,000	26-Jul-23
209/116 BALCOMBE ROAD MENTONE VIC 3194	\$590,000	11-Apr-23
23/35 COMO PARADE EAST MENTONE VIC 3194	\$580,000	17-May-23

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: 13 September 2023



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**203/131 PARKERS ROAD
PARKDALE VIC 3195**

2 1 1

Sold Price **\$562,000** Sold Date **26-Jul-23**

Distance **0km**



**209/116 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 2

Sold Price **\$590,000** Sold Date **11-Apr-23**

Distance **1.79km**



**23/35 COMO PARADE EAST
MENTONE VIC 3194**

2 2 1

Sold Price **\$580,000** Sold Date **17-May-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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