

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

251 Como Parade East, Parkdale Vic 3195

Indicative selling price

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

Single price \$1,410,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Parkdale

Period - From 17/10/2020

to 16/10/2021

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	428 Nepean Hwy PARKDALE 3195	\$1,410,000	24/04/2021
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:

17/10/2021 07:54

251 Como Parade East, Parkdale Vic 3195



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Indicative Selling Price

\$1,410,000

Median House Price

17/10/2020 - 16/10/2021: \$1,450,000



3 2 3

Property Type: House

Land Size: 416sqms sqm approx

Agent Comments

Comparable Properties



428 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 721 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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