

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

6/39 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jun 2023

to

31 May 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

| | | |
|-------------------------------------|-----------|-----------|
| 9/39 PARKERS ROAD PARKDALE VIC 3195 | \$740,000 | 21-Aug-23 |
| 3/39 PARKERS ROAD PARKDALE VIC 3195 | \$705,000 | 07-Aug-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: 15 June 2024

**9/39 PARKERS ROAD PARKDALE
VIC 3195**

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Sold Price

\$740,000Sold Date **21-Aug-23**Distance **0.02km****3/39 PARKERS ROAD PARKDALE
VIC 3195**

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Sold Price

\$705,000Sold Date **07-Aug-23**Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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