

## 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 STEWART AVENUE PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,357,500

Property type

House

Suburb

Parkdale

Period-from

01 Jan 2023

to

31 Dec 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 31 BETHELL AVENUE PARKDALE VIC 3195 | \$1,515,000 | 04-Aug-23 |
| 9 ELLIOT STREET PARKDALE VIC 3195   | \$1,180,000 | 15-Jul-23 |
| 29 MORRIS STREET PARKDALE VIC 3195  | \$1,250,000 | 09-Nov-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: 24 January 2024



**31 BETHELL AVENUE PARKDALE VIC 3195**

Sold Price **\$1,515,000** Sold Date **04-Aug-23**

 3  1  2

Distance **0.27km**

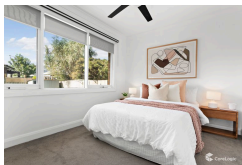


**9 ELLIOT STREET PARKDALE VIC 3195**

Sold Price **\$1,180,000** Sold Date **15-Jul-23**

 3  1  2

Distance **1.12km**



**29 MORRIS STREET PARKDALE VIC 3195**

Sold Price **\$1,250,000** Sold Date **09-Nov-23**

 4  1  2

Distance **1.27km**



**21 KEILLER AVENUE PARKDALE VIC 3195**

Sold Price **\$1,218,000** Sold Date **07-Oct-23**

 4  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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