

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

1/14-16 RENNISON STREET 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

Unit

Suburb

Parkdale

Period-from

01 May 2022

to

30 Apr 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

13/75 BARKLY STREET MORDIALLOC VIC 3195	\$320,000	24-Oct-22
2/17 MAC CRESCENT PARKDALE VIC 3195	\$342,000	12-Oct-22
4/11 MCDONALD STREET MORDIALLOC VIC 3195	\$350,000	21-Nov-22

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: 12 May 2023



**13/75 BARKLY STREET
MORDIALLOC VIC 3195**

1 1 1

Sold Price **\$320,000** Sold Date **24-Oct-22**

Distance **0.96km**



**2/17 MAC CRESCENT PARKDALE
VIC 3195**

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Sold Price **\$342,000** Sold Date **12-Oct-22**

Distance **0.77km**



**4/11 MCDONALD STREET
MORDIALLOC VIC 3195**

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Sold Price **\$350,000** Sold Date **21-Nov-22**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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