

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

3/2 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Parkdale

Period-from

01 May 2023

to

30 Apr 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

9/150 COMO PARADE WEST PARKDALE VIC 3195	680000	21-Nov-23
11/14-16 WARRIGAL ROAD PARKDALE VIC 3195	740000	26-Mar-24
7/32 MENTONE PARADE MENTONE VIC 3194	712000	27-Apr-24

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.~~

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**9/150 COMO PARADE WEST
PARKDALE VIC 3195**

2 1 1

Sold Price **680000** Sold Date **21-Nov-23**

Distance **1.05km**



**11/14-16 WARRIGAL ROAD
PARKDALE VIC 3195**

2 1 1

Sold Price ^{RS} **740000** Sold Date **26-Mar-24**

Distance **0.91km**



**7/32 MENTONE PARADE
MENTONE VIC 3194**

2 1 1

Sold Price ^{RS} **712000** Sold Date **27-Apr-24**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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