Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/137 Beach Road, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$806,500	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11/14-16 Warrigal Rd PARKDALE 3195	\$740,000	26/03/2024
2	17/167 Beach Rd PARKDALE 3195	\$690,000	18/12/2023
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:

03/04/2024 10:53









Property Type: Unit Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price December quarter 2023: \$806,500

Agent Comments

Agent Comments

Comparable Properties



Price: \$740,000 Method: Private Sale

1

Method: Private Sale Date: 26/03/2024 Property Type: Unit

2

17/167 Beach Rd PARKDALE 3195 (REI/VG)

11/14-16 Warrigal Rd PARKDALE 3195 (REI)



Price: \$690,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment

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.

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