

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

10A Eveline Avenue, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,195,000

&

\$1,300,000

Median sale price

Median price \$1,340,000

Property Type Townhouse

Suburb Parkdale

Period - From 18/09/2023

to

17/09/2024

Source 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 six 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
1	44a Seventh St PARKDALE 3195	\$1,250,000	02/09/2024
2	472 Como Pde.W MORDIALLOC 3195	\$1,300,000	27/08/2024
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:

18/09/2024 15:16



3 2 4

Property Type: Strata Unit/Flat

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



44a Seventh St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 02/09/2024

Property Type: Townhouse (Res)

Land Size: 385 sqm approx



472 Como Pde.W MORDIALLOC 3195 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 27/08/2024

Property Type: House

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.