

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

6/82 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Parkdale

Period - From

01/04/2020

to

31/03/2021

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	3/178 Warrigal Rd MENTONE 3194	\$560,000	21/05/2021
2	4/1 Avenza St MENTONE 3194	\$573,000	13/03/2021
3	3/8 Laburnum St PARKDALE 3195	\$549,000	13/03/2021

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:

27/05/2021 12:40



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000

Median Unit Price
Year ending March 2021: \$780,000

Comparable Properties



3/178 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$560,000
Method: Sold Before Auction
Date: 21/05/2021
Property Type: Unit

4/1 Avenza St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$573,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit



3/8 Laburnum St PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$549,000
Method: Private Sale
Date: 13/03/2021
Property Type: Villa