

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

1/17 Cedric Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$620,000

&

\$670,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Parkdale

Period - From 08/10/2023

to

07/10/2024

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	3/64 White St MORDIALLOC 3195	\$660,500	05/10/2024
2	2/436 Nepean Hwy PARKDALE 3195	\$642,000	13/09/2024
3	1/15 Bear St MORDIALLOC 3195	\$670,000	08/09/2024

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:

08/10/2024 09:10



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

08/10/2023 - 07/10/2024: \$805,000

Comparable Properties



3/64 White St MORDIALLOC 3195 (REI)

Agent Comments

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Price: \$660,500

Method: Auction Sale

Date: 05/10/2024

Property Type: Unit



2/436 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments

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Price: \$642,000

Method: Private Sale

Date: 13/09/2024

Property Type: Unit



1/15 Bear St MORDIALLOC 3195 (REI)

Agent Comments

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Price: \$670,000

Method: Private Sale

Date: 08/09/2024

Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216