

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

2 Monaco Street 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

or range
between

\$1,600,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Parkdale

Period-from

01 May 2019

to

30 Apr 2020

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

138A Beach Road Parkdale VIC 3195	\$1,535,000	22-Feb-20
31 Birdwood Street Parkdale VIC 3195	\$1,600,000	17-Dec-19
6 Fourth Street Parkdale VIC 3195	\$1,750,000	23-Nov-19

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.~~

This Statement of Information was prepared on: 29 May 2020

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138A Beach Road Parkdale VIC 3195 Sold Price ^{RS} **\$1,535,000** Sold Date **22-Feb-20**

 3  2  2

Distance **0.13km**



31 Birdwood Street Parkdale VIC 3195 Sold Price ^{RS} **\$1,600,000** ^{UN} Sold Date **17-Dec-19**

 5  3  2

Distance **0.4km**



6 Fourth Street Parkdale VIC 3195 Sold Price **\$1,750,000** Sold Date **23-Nov-19**

 4  2  1

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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