

## 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

14 KERSHAW STREET PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Parkdale

Period-from

01 Dec 2023

to

30 Nov 2024

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

Address of comparable property	Price	Date of sale
18 BELLE CRESCENT MORDIALLOC VIC 3195	\$1,800,000	12-Oct-24

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: 12 December 2024

Nick Blow

M 0411831731

E [nick@nicholasbproperty.com.au](mailto:nick@nicholasbproperty.com.au)



**18 BELLE CRESCENT MORDIALLOC**  
**VIC 3195**

Sold Price

<sup>RS</sup>

**\$1,800,000**

Sold Date

**12-Oct-24**



4



2



1

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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