

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

19 Robert Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb Parkdale

Period - From 16/03/2022

to

15/03/2023

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	33c Evan St PARKDALE 3195	\$1,140,000	17/12/2022
2	83b White St MORDIALLOC 3195	\$1,120,000	09/02/2023
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:

16/03/2023 16:10

19 Robert Street, Parkdale Vic 3195



Katrina O'Brien

(03) 9584 6500

0411 626 394

kobrien@hodges.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

16/03/2022 - 15/03/2023: \$1,200,000



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 399sqms sqm approx

Agent Comments

Comparable Properties



33c Evan St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)

Land Size: 307 sqm approx



83b White St MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 09/02/2023

Property Type: Townhouse (Single)

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.

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



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