

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

2/6 CHERRINGTON COURT 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

\$1,599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/401 NEPEAN HIGHWAY MORDIALLOC VIC 3195	\$1,110,000	04-Mar-25
12 BAMBER CLOSE MORDIALLOC VIC 3195	\$1,175,000	07-Sep-24
2 WITHERS WAY MENTONE VIC 3194	\$1,040,000	03-Feb-25

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: 14 March 2025


**2/401 NEPEAN HIGHWAY
MORDIALLOC VIC 3195**

 4
  2
  2

Sold Price

^{RS}
\$1,110,000

Sold Date

04-Mar-25

Distance

0.61km

**12 BAMBER CLOSE MORDIALLOC
VIC 3195**

 4
  2
  2

Sold Price

\$1,175,000

Sold Date

07-Sep-24

Distance

2.08km

**2 WITHERS WAY MENTONE VIC
3194**

 4
  2
  2

Sold Price

\$1,040,000

Sold Date

03-Feb-25

Distance

2.4km
RS = Recent sale

UN = Undisclosed Sale

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