

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

11/39 PARKERS ROAD 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2023

to

31 Oct 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

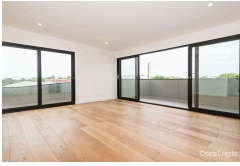
Date of sale

203/131 PARKERS ROAD PARKDALE VIC 3195	\$562,000	26-Jul-23
103/55 BARKLY STREET MORDIALLOC VIC 3195	\$590,000	02-Sep-24
6/14 LABURNUM STREET PARKDALE VIC 3195	\$530,000	11-Mar-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: 30 November 2024

**203/131 PARKERS ROAD
PARKDALE VIC 3195**

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Sold Price **\$562,000** Sold Date **26-Jul-23**Distance **0.36km****103/55 BARKLY STREET
MORDIALLOC VIC 3195**

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Sold Price **\$590,000** Sold Date **02-Sep-24**Distance **1.33km****6/14 LABURNUM STREET
PARKDALE VIC 3195**

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Sold Price **\$530,000** Sold Date **11-Mar-24**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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