

## 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

3/167 WARREN ROAD 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

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/41-43 BROWNFIELD STREET MORDIALLOC VIC 3195	\$740,000	10-Nov-23
11/8-12 LONG STREET MENTONE VIC 3194	\$806,000	21-Oct-23

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: 28 January 2024

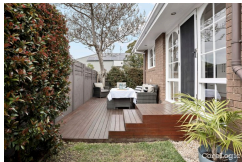


**1/41-43 BROWNFIELD STREET  
MORDIALLOC VIC 3195**

3 1 1

Sold Price **\$740,000** Sold Date **10-Nov-23**

Distance **1.01km**



**11/8-12 LONG STREET MENTONE  
VIC 3194**

3 1 1

Sold Price **\$806,000** Sold Date **21-Oct-23**

Distance **1.32km**

RS = Recent sale      UN = Undisclosed Sale

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