

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

4/84 Lower Dandenong Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$765,000

Property Type Unit

Suburb Parkdale

Period - From 01/04/2021

to 30/06/2021

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	3/64 Warrigal Rd PARKDALE 3195	\$580,000	26/05/2021
2	6/82 Warrigal Rd PARKDALE 3195	\$570,000	15/06/2021
3	3/178 Warrigal Rd MENTONE 3194	\$560,000	21/05/2021

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:

29/09/2021 12:28



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
June quarter 2021: \$765,000

Comparable Properties



3/64 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 26/05/2021
Property Type: Unit



6/82 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 15/06/2021
Property Type: Unit



3/178 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000
Method: Sold Before Auction
Date: 21/05/2021
Property Type: Unit