

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

22B 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

or range
between

\$1,820,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

House

Suburb

Parkdale

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/31 McIndoe Parade Parkdale VIC 3195	\$1,765,000	20-Mar-21
35A Mentone Parade Mentone VIC 3194	\$1,960,000	20-Mar-21
1/5 Walden Road Mentone VIC 3194	\$1,800,000	27-Feb-21

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: 24 March 2021


1/31 McIndoe Parade Parkdale VIC 3195

Sold Price

^{RS}**\$1,765,000**

Sold Date

20-Mar-21

Distance

0.21km
35A Mentone Parade Mentone VIC 3194

Sold Price

^{RS}**\$1,960,000**

Sold Date

20-Mar-21

Distance

1.59km
1/5 Walden Road Mentone VIC 3194

Sold Price

^{RS}**\$1,800,000**

Sold Date

27-Feb-21

Distance

1.76km**RS** = Recent sale**UN** = Undisclosed Sale

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