

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

7/300 Como Parade West, Parkdale Vic 3195

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$1,075,000

Property Type Unit

Suburb Parkdale

Period - From 01/01/2023

to

31/03/2023

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	4/1 Lower Dandenong Rd MENTONE 3194	\$630,000	20/02/2023
2	2/492 Main St MORDIALLOC 3195	\$625,000	25/02/2023
3	3/18 Warrigal Rd PARKDALE 3195	\$610,000	17/03/2023

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:

19/04/2023 16:47



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

March quarter 2023: \$1,075,000

Comparable Properties



4/1 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 20/02/2023

Property Type: Unit



2/492 Main St MORDIALLOC 3195 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



3/18 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Sold Before Auction

Date: 17/03/2023

Property Type: Unit