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

330 Nepean Highway, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,411,000	Pro	operty Type	Hou	ise		Suburb	Parkdale
Period - From	09/04/2023	to	08/04/2024		So	ource	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 sixmonths 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		
2		
3		

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:

09/04/2024 09:37





Katrina O'Brien (03) 9584 6500 0411 626 394



Property Type: House **Land Size:** 582 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 09/04/2023 - 08/04/2024: \$1,411,000

kobrien@hodges.com.au

Comparable Properties

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216





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