Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/14-16 Warrigal Road, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$620,000 & \$670,000	Range between	\$620,000	&	\$670,000
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Median sale price

Median price	\$800,000	Pro	pperty Type Un	it		Suburb	Parkdale
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	4/22 Warrigal Rd PARKDALE 3195	\$650,000	24/03/2025
2	1/11 Levanto St MENTONE 3194	\$660,000	22/03/2025
3	4/10 Stawell St MENTONE 3194	\$660,000	20/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2025 12:01









Agent Comments

Indicative Selling Price \$620,000 - \$670,000 Median Unit Price Year ending December 2024: \$800,000

Comparable Properties



4/22 Warrigal Rd PARKDALE 3195 (REI)

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Price: \$650,000 Method: Private Sale Date: 24/03/2025 Property Type: Unit **Agent Comments**



1/11 Levanto St MENTONE 3194 (REI)





a 1

Agent Comments

Price: \$660,000 Method: Auction Sale Date: 22/03/2025 Property Type: Unit



4/10 Stawell St MENTONE 3194 (REI)

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... ح Agent Comments

Price: \$660,000

Method: Sold Before Auction

Date: 20/03/2025 Property Type: Unit

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





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