

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

105/422 NEPEAN HIGHWAY 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2023

to

31 Aug 2024

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

3/10 ASHMORE AVENUE MORDIALLOC VIC 3195	\$485,000	28-Aug-24
8/23 COMO PARADE EAST MENTONE VIC 3194	\$465,000	13-May-24

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.

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**3/10 ASHMORE AVENUE
MORDIALLOC VIC 3195**

1 1 1

Sold Price ^{RS} **\$485,000** Sold Date **28-Aug-24**

Distance **0.64km**



**8/23 COMO PARADE EAST
MENTONE VIC 3194**

1 1 1

Sold Price **\$465,000** Sold Date **13-May-24**

Distance **1.67km**

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

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