

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

14 Isabella Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Parkdale

Period - From 03/06/2022

to

02/06/2023

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	123 Warrigal Rd MENTONE 3194	\$1,040,000	06/04/2023
2	10 Piping La MORDIALLOC 3195	\$995,000	01/05/2023
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:

03/06/2023 18:15

14 Isabella Street, Parkdale Vic 3195

McGrath

Elliot Kyriakou

03 9877 1277

0425 779 464

elliotskyriakou@mcgrath.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

03/06/2022 - 02/06/2023: \$1,325,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



123 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

4 2 3

Price: \$1,040,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 685 sqm approx



10 Piping La MORDIALLOC 3195 (REI/VG)

Agent Comments

3 3 2

Price: \$995,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 368 sqm approx

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 - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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