

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 6/224 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Parkdale

Period - From 01/01/2024 to 31/03/2024 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	5/130 Warrigal Rd MENTONE 3194	\$431,500	08/05/2024
2	5/2b Latrobe St MENTONE 3194	\$431,000	07/05/2024
3	6/35 Collins St MENTONE 3194	\$410,000	30/05/2024

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: 04/07/2024 12:17



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2024: \$820,000

Comparable Properties



5/130 Warrigal Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$431,500
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment



5/2b Latrobe St MENTONE 3194 (REI/VG)

Agent Comments

1 1 1

Price: \$431,000
Method: Sold Before Auction
Date: 07/05/2024
Property Type: Unit



6/35 Collins St MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 30/05/2024
Property Type: Unit

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