

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

5/219 COMO PARADE EAST 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Jun 2022

to

31 May 2023

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

1/14-16 RENNISON STREET PARKDALE VIC 3195	\$325,000	19-May-23
3/5 BEAR STREET MORDIALLOC VIC 3195	\$365,000	10-Mar-23
2/12 RIVIERA STREET MENTONE VIC 3194	\$375,000	29-Mar-23

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.

This Statement of Information was prepared on: 19 June 2023

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**1/14-16 RENNISON STREET
PARKDALE VIC 3195**

1 1 1

Sold Price ^{RS} **\$325,000** ^{UN} Sold Date **19-May-23**

Distance **0.67km**



**3/5 BEAR STREET MORDIALLOC
VIC 3195**

1 1 1

Sold Price **\$365,000** Sold Date **10-Mar-23**

Distance **1.46km**



**2/12 RIVIERA STREET MENTONE
VIC 3194**

1 1 1

Sold Price **\$375,000** Sold Date **29-Mar-23**

Distance **1.73km**

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

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