

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

8/2-4 Olive Grove 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/59 Como Parade East Parkdale VIC 3195	\$750,000	28-Oct-21
8/150 Como Parade West Parkdale VIC 3195	\$705,000	03-Dec-21
2/19 Taylor Street Parkdale VIC 3195	\$755,000	19-Nov-21

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: 09 February 2022



3/59 Como Parade East Parkdale VIC 3195

 2  1  1

Sold Price

^{RS} **\$750,000**

Sold Date

28-Oct-21

Distance

0.7km



8/150 Como Parade West Parkdale VIC 3195

 2  1  2

Sold Price

\$705,000

Sold Date

03-Dec-21

Distance

0.79km



2/19 Taylor Street Parkdale VIC 3195

 2  1  2

Sold Price

\$755,000

Sold Date

19-Nov-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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