

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

3/442 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$754,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Dec 2019

to

30 Nov 2020

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

6/31 Parkers Road Parkdale VIC 3195	\$825,000	28-Jun-20
2/1 Stewart Avenue Parkdale VIC 3195	\$890,000	12-Oct-20
34B Elliot Street Mordialloc VIC 3195	\$855,000	22-Jun-20

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: 16 December 2020

	6/31 Parkers Road Parkdale VIC 3195	Sold Price	\$825,000	Sold Date	28-Jun-20
	 3  1  1			Distance	0.66km
	2/1 Stewart Avenue Parkdale VIC 3195	Sold Price	\$890,000	Sold Date	12-Oct-20
	 3  2  1			Distance	0.8km
	34B Elliot Street Mordialloc VIC 3195	Sold Price	\$855,000	Sold Date	22-Jun-20
	 3  -  -			Distance	0.84km

RS = Recent sale

UN = Undisclosed Sale

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