

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

2/11 Mac Crescent 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2020

to

31 Aug 2021

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

6/13 Barkly Street Mordialloc VIC 3195	\$622,500	20-Apr-21
4/2 Ashmore Avenue Mordialloc VIC 3195	\$615,000	04-Mar-21
2/20 Warren Road Mordialloc VIC 3195	\$627,500	13-May-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: 03 September 2021

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6/13 Barkly Street Mordialloc VIC 3195

 2  1  2

Sold Price **\$622,500** Sold Date **20-Apr-21**

Distance **0.3km**



4/2 Ashmore Avenue Mordialloc VIC 3195

 2  1  1

Sold Price **\$615,000** Sold Date **04-Mar-21**

Distance **0.45km**



2/20 Warren Road Mordialloc VIC 3195

 2  1  1

Sold Price **\$627,500** Sold Date **13-May-21**

Distance **0.54km**

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

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