

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

34 BALMORAL DRIVE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Parkdale

Period-from

01 May 2021

to

30 Apr 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

42 ALLANDALE ROAD MENTONE VIC 3194	\$1,225,000	28-Jan-22
16 SHARAN AVENUE MENTONE VIC 3194	\$1,260,000	20-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: 23 May 2022

Health and Wellbeing at Property Inspections & Auctions

First and foremost, the health of our valued clients and our staff is our utmost priority. To ensure your wellbeing at our inspections and auctions we strongly ask you to follow these safety measures:

- All attendees are required to check in via QR code to ensure the property.
- Face masks must be worn at all times.
- Please maintain social distancing of 1.5m at all times.
- Please refrain from touching any surfaces in the house and kitchen.

We ask that you please refrain from entering a property if you:

- are travelling into the area or originate in the region or contact with someone who is unwell.
- have been in contact with someone who has been diagnosed with or exposed to COVID-19.
- have returned from overseas in the last 14 days.
- have been in direct contact with a known person who has travelled overseas or overseas.

buxton

42 ALLANDALE ROAD MENTONE VIC 3194

Sold Price **\$1,225,000** Sold Date **28-Jan-22**

 4  1  2

Distance **0.56km**



16 SHARAN AVENUE MENTONE VIC 3194

Sold Price **\$1,260,000** Sold Date **20-Nov-21**

 3  1  2

Distance **-**

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.