

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

2/384 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2020

to

30 Sep 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

3/438-440 Nepean Highway Parkdale VIC 3195	\$726,000	17-Apr-21
6/25 Ti-Tree Grove East Parkdale VIC 3195	\$712,000	26-Jun-21
3/3 Davey Street Parkdale VIC 3195	\$650,000	02-Oct-21

OR

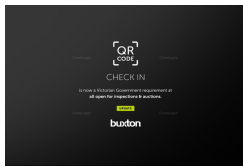
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 October 2021

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3/438-440 Nepean Highway Parkdale VIC 3195

 2  1  1

Sold Price **\$726,000** Sold Date **17-Apr-21**

Distance **0.48km**

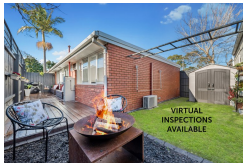


6/25 Ti-Tree Grove East Parkdale VIC 3195

 2  1  2

Sold Price **\$712,000** Sold Date **26-Jun-21**

Distance **0.67km**



3/3 Davey Street Parkdale VIC 3195

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **02-Oct-21**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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