

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 22 Edmond Street, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price - or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,616,000 Property type House Suburb Parkdale

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Avoca Ct MENTONE 3194	\$1,360,000	11/11/2021
63 Chute St MORDIALLOC 3195	\$1,465,000	08/11/2021
40 Evan St PARKDALE 3195	\$1,405,000	13/10/2021

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 six months.~~

This Statement of Information was prepared on: 08/03/2022