

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

11/28-30 Olive Grove 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,750

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2019

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 1/6-8 Olive Grove Parkdale VIC 3195 | \$630,000 | 29-Feb-20 |
| 1/1 Long Street Mentone VIC 3194 | \$670,000 | 19-Oct-19 |
| 3/5 Lower Dandenong Road Mentone VIC 3194 | \$600,000 | 29-Feb-20 |

OR

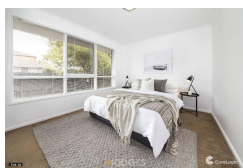
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 April 2020

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1/6-8 Olive Grove Parkdale VIC 3195

Sold Price

^{RS}

\$630,000

Sold Date **29-Feb-20**

 2  1  2

Distance **0.19km**



1/1 Long Street Mentone VIC 3194

Sold Price

\$670,000

Sold Date **19-Oct-19**

 2  2  1

Distance **0.2km**



3/5 Lower Dandenong Road Mentone VIC 3194

Sold Price

^{RS}

\$600,000

Sold Date **29-Feb-20**

 2  1  1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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