

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

42D Melrose Street 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jul 2020

to

30 Jun 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

3/442 Nepean Highway Parkdale VIC 3195	\$840,000	21-Jan-21
4/9 Melrose Street Mordialloc VIC 3195	\$970,000	07-Feb-21
2/21 Belle Crescent Mordialloc VIC 3195	\$995,000	07-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: 14 July 2021



**3/442 Nepean Highway Parkdale
VIC 3195**

 3  2  2

Sold Price

\$840,000

Sold Date

21-Jan-21

Distance

0.26km



**4/9 Melrose Street Mordialloc VIC
3195**

 3  2  2

Sold Price

\$970,000

Sold Date

07-Feb-21

Distance

0.35km



**2/21 Belle Crescent Mordialloc VIC
3195**

 3  2  2

Sold Price

^{RS} **\$995,000**

Sold Date

07-May-21

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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