

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

2/436 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/11 Mac Crescent Parkdale VIC 3195	\$580,000	21-Sep-19
2/460 Como Parade West Mordialloc VIC 3195	\$585,000	20-Jun-19
1/75 Barkly Street Mordialloc VIC 3195	\$590,000	11-Nov-19

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: 27 November 2019

Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



2/11 Mac Crescent Parkdale VIC 3195

2 1 1

Sold Price **\$580,000** Sold Date **21-Sep-19**

Distance **0.26km**



2/460 Como Parade West Mordialloc VIC 3195

2 1 1

Sold Price **\$585,000** Sold Date **20-Jun-19**

Distance **0.48km**



1/75 Barkly Street Mordialloc VIC 3195

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **11-Nov-19**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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