

## 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

1/241 COMO PARADE EAST PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,125,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/5 BOOTH STREET PARKDALE VIC 3195

\$1,100,000

28-Mar-25

2/73 BARKLY STREET MORDIALLOC VIC 3195

\$1,130,000

08-Feb-25

78 CHUTE STREET MORDIALLOC VIC 3195

\$1,200,000

23-Nov-24

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: 24 April 2025



## 2/5 BOOTH STREET PARKDALE VIC 3195

 3  2  1

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **28-Mar-25**

Distance **0.37km**



## 2/73 BARKLY STREET MORDIALLOC VIC 3195

 3  3  2

Sold Price **\$1,130,000** Sold Date **08-Feb-25**

Distance **1.19km**



## 78 CHUTE STREET MORDIALLOC VIC 3195

 3  2  1

Sold Price **\$1,200,000** Sold Date **23-Nov-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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