

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

2/10 ISABELLA 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

\$1,625,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,465,000

Property type

House

Suburb

Parkdale

Period-from

01 Feb 2024

to

31 Jan 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

14A BIRDWOOD STREET PARKDALE VIC 3195	\$1,711,000	28-Nov-24
1/47 THE CORSO PARKDALE VIC 3195	\$1,632,000	25-Oct-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.

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**14A BIRDWOOD STREET
PARKDALE VIC 3195**

3 2 2

Sold Price

\$1,711,000

Sold Date **28-Nov-24**

Distance

0.84km



**1/47 THE CORSO PARKDALE VIC
3195**

3 2 2

Sold Price

\$1,632,000

Sold Date **25-Oct-24**

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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