# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sa	le
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Address	2 Fourth Street, Parkdale Vic 3195
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000 & \$1,850,000	Range between	\$1,750,000	&	\$1,850,000
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#### Median sale price

Median price	\$1,770,000	Pro	perty Type	House		Suburb	Parkdale
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11 Mckay St PARKDALE 3195	\$1,825,000	29/03/2025
2	24 Elm Gr PARKDALE 3195	\$1,770,000	29/03/2025
3	10 Second St PARKDALE 3195	\$1,800,000	22/02/2025

#### OR

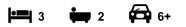
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2025 17:47









**Property Type:** House **Land Size:** 836 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price March quarter 2025: \$1,770,000

# Comparable Properties



11 Mckay St PARKDALE 3195 (REI)

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Agent Comments

**Price**: \$1,825,000 **Method**: Auction Sale **Date**: 29/03/2025

**Property Type:** House (Res) **Land Size:** 656 sqm approx



24 Elm Gr PARKDALE 3195 (REI)

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2



**Agent Comments** 

**Price**: \$1,770,000 **Method**: Auction Sale **Date**: 29/03/2025

**Property Type:** House (Res) **Land Size:** 661 sqm approx



10 Second St PARKDALE 3195 (REI)

4



2

Price: \$1,800,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 558 sqm approx

**Agent Comments** 

Account - Hodges | P: 03 95846500 | F: 03 95848216





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