

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

1/130 LOWER DANDENONG ROAD 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/263 NEPEAN HIGHWAY PARKDALE VIC 3195	740000	30-Jun-24
2/107 LOWER DANDENONG ROAD MENTONE VIC 3194	750000	24-Feb-24
2/2 HOUSTON STREET MENTONE VIC 3194	840000	04-Jun-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: 09 July 2024



**2/263 NEPEAN HIGHWAY
PARKDALE VIC 3195**

 2  1  2

Sold Price

^{RS}

740000

Sold Date

30-Jun-24

Distance

0.81km



**2/107 LOWER DANDENONG ROAD
MENTONE VIC 3194**

 2  1  1

Sold Price

750000

Sold Date

24-Feb-24

Distance

0.32km



**2/2 HOUSTON STREET MENTONE
VIC 3194**

 3  2  2

Sold Price

840000

Sold Date

04-Jun-24

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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