

# 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

1/132 Lower Dandenong Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$740,000

### Median sale price

Median price \$805,000 Property Type Unit Suburb Parkdale

Period - From 25/06/2023 to 24/06/2024 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.

	Address of comparable property	Price	Date of sale
1	2/107 Lower Dandenong Rd MENTONE 3194	\$750,000	24/02/2024
2	3/5 Albenca St MENTONE 3194	\$740,000	11/05/2024
3	11/14-16 Warrigal Rd PARKDALE 3195	\$740,000	25/03/2024

**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:

25/06/2024 13:23



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**Property Type:** Unit  
**Land Size:** 356 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$740,000  
**Median Unit Price**  
 25/06/2023 - 24/06/2024: \$805,000

## Comparable Properties



**2/107 Lower Dandenong Rd MENTONE 3194 (REI/VG)**

Agent Comments

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**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit  
**Land Size:** 300 sqm approx



**3/5 Albenca St MENTONE 3194 (REI)**

Agent Comments

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**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** Unit  
**Land Size:** 203 sqm approx



**11/14-16 Warrigal Rd PARKDALE 3195 (REI)**

Agent Comments

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**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** Unit

Account - Barry Plant | P: 03 9586 0500