

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

1/18 Mac Crescent, Parkdale Vic 3195

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,222,500 Property Type House Suburb Parkdale

Period - From 01/04/2023 to 30/06/2023 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	6/39 Brownfield St MORDIALLOC 3195	\$1,010,000	26/08/2023
2	8b Taylor St PARKDALE 3195	\$973,000	03/06/2023
3	13 Barry St MENTONE 3194	\$950,000	26/06/2023

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:

07/09/2023 14:08



3
 2
 2

Property Type: Townhouse

Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

June quarter 2023: \$1,222,500

Comparable Properties



6/39 Brownfield St MORDIALLOC 3195 (REI)

Agent Comments

3
 1
 2

Price: \$1,010,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



8b Taylor St PARKDALE 3195 (REI/VG)

Agent Comments

3
 2
 2

Price: \$973,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)



13 Barry St MENTONE 3194 (VG)

Agent Comments

3
 -
 -

Price: \$950,000

Method: Sale

Date: 26/06/2023

Property Type: Flat/Unit/Apartment (Res)

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