

## 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

1/25 WARREN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$935,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,343,500

Property type

House

Suburb

Parkdale

Period-from

01 Mar 2023

to

29 Feb 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

23 BRADSHAW STREET MORDIALLOC VIC 3195	1045000	19-Oct-23
1/63 WARREN ROAD PARKDALE VIC 3195	1010000	24-Nov-23
2B ROYAL PARADE PARKDALE VIC 3195	985000	06-Oct-23

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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**23 BRADSHAW STREET  
MORDIALLOC VIC 3195**

3 1 2

Sold Price **1045000** Sold Date **19-Oct-23**

Distance **0.43km**



**1/63 WARREN ROAD PARKDALE  
VIC 3195**

3 1 2

Sold Price **1010000** Sold Date **24-Nov-23**

Distance **0.38km**



**2B ROYAL PARADE PARKDALE  
VIC 3195**

2 1 2

Sold Price **985000** Sold Date **06-Oct-23**

Distance **1.01km**

RS = Recent sale      UN = Undisclosed Sale

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