## 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

1/63 Warren Road, Parkdale Vic 3195

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,222,500	Pro	operty Type	Hou	se		Suburb	Parkdale
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16/117a Mcdonald St MORDIALLOC 3195	\$1,045,000	16/06/2023
2	2/4 Kingston St MORDIALLOC 3195	\$1,017,000	05/08/2023
3	6/39 Brownfield St MORDIALLOC 3195	\$1,010,000	26/08/2023

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:

21/09/2023 13:58









Rooms: 5 Property Type: Townhouse (Res) Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 Median House Price June guarter 2023: \$1,222,500

# **Comparable Properties**



16/117a Mcdonald St MORDIALLOC 3195 (VG) Agent Comments



Price: \$1,045,000 Method: Sale Date: 16/06/2023 Property Type: Flat/Unit/Apartment (Res)

2/4 Kingston St MORDIALLOC 3195 (REI/VG) Agent Comments

**-** 3 2 2

Price: \$1,017,000 Method: Auction Sale Date: 05/08/2023 Property Type: Townhouse (Res)



6/39 Brownfield St MORDIALLOC 3195 (REI)



Agent Comments



Price: \$1,010,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res)

#### Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

propertydata



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