

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### 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	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 quarter 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](#)



**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