

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 Mcindoe Parade, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Parkdale

Period - From 31/05/2023

to 30/05/2024

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	4 Stewart Av PARKDALE 3195	\$1,300,000	22/03/2024
2	1/49 The Corso PARKDALE 3195	\$1,282,000	06/03/2024
3			

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:

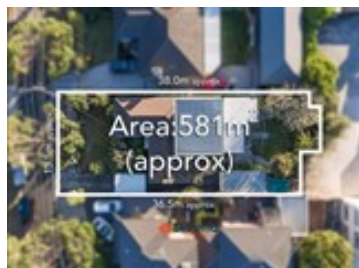
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Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
31/05/2023 - 30/05/2024: \$1,460,000

Comparable Properties



4 Stewart Av PARKDALE 3195 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 581 sqm approx



1/49 The Corso PARKDALE 3195 (REI)

Agent Comments



Price: \$1,282,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 535 sqm approx

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.

Account - Marshall White | P: 03 9822 9999