

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

11/52 Parkers Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$806,500 Property Type Unit Suburb Parkdale

Period - From 01/10/2023 to 31/12/2023 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	10/18 Venice St MENTONE 3194	\$770,000	18/11/2023
2	4/438-440 Nepean Hwy PARKDALE 3195	\$730,000	05/10/2023
3	9/39 Parkers Rd PARKDALE 3195	\$740,000	28/08/2023

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:

12/02/2024 14:30



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
December quarter 2023: \$806,500

Comparable Properties



10/18 Venice St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit



4/438-440 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$730,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: Unit



9/39 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 28/08/2023
Property Type: Apartment
Land Size: 1139 sqm approx

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