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	11/52 Parkers Road, Parkdale Vic 3195
Including suburb and	
postcode	

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	Pro	perty Type Uni	t		Suburb	Parkdale
Period - From	01/10/2023	to	31/12/2023	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.

Address of comparable property

Add	dress 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

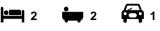
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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 guarter 2023: \$806,500

Comparable Properties



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

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

Agent Comments



4/438-440 Nepean Hwy PARKDALE 3195

(REI/VG)



Price: \$730,000

Method: Sold Before Auction

Date: 05/10/2023 Property Type: Unit **Agent Comments**



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

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Price: \$740,000 Method: Private Sale Date: 28/08/2023

Property Type: Apartment Land Size: 1139 sqm approx Agent Comments

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