

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

14 KERSHAW STREET PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,322,500

Property type

Houses

Suburb

Parkdale

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

9 ELLIOT STREET PARKDALE VIC 3195	1180000	15-Jul-23
17 MORRIS STREET PARKDALE VIC 3195	1190000	07-Oct-23

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 6 months.

This Statement of Information was prepared on: 05 December 2023



9 ELLIOT STREET PARKDALE VIC 3195

Sold Price

1180000

Sold Date

15-Jul-23

 3  1  2

Distance

0.26km



17 MORRIS STREET PARKDALE VIC 3195

Sold Price

^{RS} **1190000**

Sold Date

07-Oct-23

 3  1  2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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