

# 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

16 Ellen Street, 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 \$950,000 & \$1,030,000

### Median sale price

Median price \$1,322,000 Property Type House Suburb Parkdale

Period - From 05/02/2023 to 04/02/2024 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	23 Bradshaw St MORDIALLOC 3195	\$1,045,000	19/10/2023
2	57 Sixth St PARKDALE 3195	\$1,030,000	18/11/2023
3	8 Virginia Ct MENTONE 3194	\$950,000	24/11/2023

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:

05/02/2024 14:26

16 Ellen Street, Parkdale Vic 3195



3 1 2

**Property Type:** House (Res)

**Land Size:** 420 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,030,000

**Median House Price**

05/02/2023 - 04/02/2024: \$1,322,000

## Comparable Properties



**23 Bradshaw St MORDIALLOC 3195 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,045,000

**Method:** Sold Before Auction

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 344 sqm approx



**57 Sixth St PARKDALE 3195 (REI)**

Agent Comments

3 2 2

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House

**Land Size:** 357 sqm approx



**8 Virginia Ct MENTONE 3194 (REI)**

Agent Comments

3 1 2

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 24/11/2023

**Property Type:** House (Res)

**Land Size:** 622 sqm approx

Account - Jellis Craig



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