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

164 Como Parade West, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,0	00		
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hou	se		Suburb	Parkdale
Period - From	27/02/2023	to	26/02/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	30 Brownfield St PARKDALE 3195	\$1,785,000	18/11/2023
2	170 Como Pde.W PARKDALE 3195	\$1,700,000	25/02/2024
3	25 Third St PARKDALE 3195	\$1,695,000	28/10/2023

OR

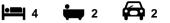
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/02/2024 16:13







Property Type: House **Land Size:** 746 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price 27/02/2023 - 26/02/2024: \$1,350,000

Comparable Properties



30 Brownfield St PARKDALE 3195 (REI)



Price: \$1,785,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res)

170 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

Agent Comments



Price: \$1,700,000 Method: Sold After Auction Date: 25/02/2024 Property Type: House Land Size: 613 sqm approx



25 Third St PARKDALE 3195 (REI) 1 2 6 4

Agent Comments

Price: \$1,695,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 733 sqm approx

Account - Jellis Craig



propertydata

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