

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

166 Warren Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,325,000 & \$1,375,000

Median sale price

Median price \$1,795,000 Property Type House Suburb Parkdale

Period - From 01/01/2024 to 31/03/2024 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	55 Brownfield St MORDIALLOC 3195	\$1,440,000	11/03/2024
2	12 Delville Av MENTONE 3194	\$1,305,000	25/11/2023
3			

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: 20/05/2024 13:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,325,000 - \$1,375,000
Median House Price
March quarter 2024: \$1,795,000

Comparable Properties



55 Brownfield St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,440,000
Method: Private Sale
Date: 11/03/2024
Property Type: House
Land Size: 698 sqm approx



12 Delville Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,305,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx

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.