

# 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 18 Elm Grove, Parkdale, VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,650,000 & \$1,700,000

### Median sale price

Median price \$1,322,500 Property type House Suburb PARKDALE  
Period - From 11/10/2022 to 10/10/2023 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	3 Olive Grove Mentone Vic 3194	\$1,750,000	2023-05-05
2	3 Fifth Street Parkdale Vic 3195	\$1,700,000	2023-05-25
3			

This Statement of Information was prepared on: 11/10/2023

