

## 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

2/26 OLIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

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

3/34 OLIVE GROVE PARKDALE VIC 3195	\$553,000	14-Oct-23
2/92 WARRIGAL ROAD PARKDALE VIC 3195	\$630,000	02-Nov-23
102/131 PARKERS ROAD PARKDALE VIC 3195	\$621,000	09-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: 19 December 2023



**3/34 OLIVE GROVE PARKDALE VIC 3195** Sold Price **\$553,000** Sold Date **14-Oct-23**

 2  1  1

Distance **0.08km**



**2/92 WARRIGAL ROAD PARKDALE VIC 3195** Sold Price **\$630,000** Sold Date **02-Nov-23**

 2  1  1

Distance **0.77km**



**102/131 PARKERS ROAD PARKDALE VIC 3195** Sold Price **\$621,000** Sold Date **09-Oct-23**

 2  2  1

Distance **0.99km**

RS = Recent sale      UN = Undisclosed Sale

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