Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/9 Keiller Avenue, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$980,000		&		\$1,070,0	000		
Median sale p	rice							
Median price	\$1,330,000	Pro	operty Type	Том	nhouse		Suburb	Parkdale
Period - From	30/11/2022	to	29/11/2023		Sc	ource	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	57 Sixth St PARKDALE 3195	\$1,030,000	18/11/2023
2	1/63 Warren Rd PARKDALE 3195	\$1,010,000	24/11/2023
3	2/10 Melrose St MORDIALLOC 3195	\$970,000	31/07/2023

OR

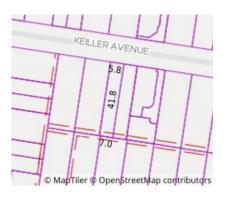
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/11/2023 11:34



2/9 Keiller Avenue, Parkdale Vic 3195





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$980,000 - \$1,070,000 Median Townhouse Price 30/11/2022 - 29/11/2023: \$1,330,000

Comparable Properties



57 Sixth St PARKDALE 3195 (REI)



Price: \$1,030,000 Method: Auction Sale Date: 18/11/2023 Property Type: House Land Size: 357 sqm approx

Agent Comments

Agent Comments

1/63 Warren Rd PARKDALE 3195 (REI)



Price: \$1,010,000 Method: Private Sale Date: 24/11/2023 Property Type: House Land Size: 346 sqm approx

2/10 Melrose St MORDIALLOC 3195 (VG)

Agent Comments



Price: \$970,000 Method: Sale Date: 31/07/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.