

# 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

2/9 Keiller Avenue, Parkdale Vic 3195

### Indicative selling price

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

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$1,330,000 Property Type Townhouse Suburb Parkdale

Period - From 30/11/2022 to 29/11/2023 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	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)**

Agent Comments



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



**1/63 Warren Rd PARKDALE 3195 (REI)**

Agent Comments



**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



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