

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

22 QUEEN STREET PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,322,500

Property type

House

Suburb

Parkdale

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|--------------------------------------|-------------|-----------|
| 2/17 WAKOOL AVENUE MENTONE VIC 3194 | \$1,264,000 | 18-Nov-23 |
| 28 FIFTH STREET PARKDALE VIC 3195 | \$1,315,000 | 02-Oct-23 |
| 108A COLLINS STREET MENTONE VIC 3194 | \$1,352,000 | 16-Sep-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: 21 November 2023



2/17 WAKOOL AVENUE MENTONE VIC 3194

 3  2  2

Sold Price

^{RS} **\$1,264,000**

Sold Date

18-Nov-23

Distance

1.83km



28 FIFTH STREET PARKDALE VIC 3195

 3  2  1

Sold Price

^{RS} **\$1,315,000**

Sold Date

02-Oct-23

Distance

0.07km



108A COLLINS STREET MENTONE VIC 3194

 3  2  2

Sold Price

^{RS} **\$1,352,000**

Sold Date

16-Sep-23

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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