

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

23b Rosella Road, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,720,000

Median sale price

Median price \$1,795,000 Property Type House Suburb Parkdale

Period - From 01/01/2024 to 31/03/2024 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	5b Elliot St PARKDALE 3195	\$1,700,000	02/05/2024
2			
3			

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: 08/05/2024 09:58

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Property Type: Townhouse (Res)

Land Size: 440 sqm approx

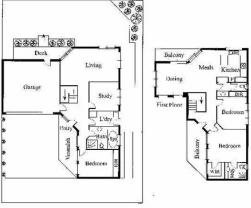
Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,720,000

Median House Price

March quarter 2024: \$1,795,000



Comparable Properties



5b Elliot St PARKDALE 3195 (REI)

Agent Comments

4 3 1

Price: \$1,700,000

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Townhouse (Single)

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.