

# 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 29 Morris Street, Parkdale, VIC 3195

### Indicative selling price

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

Single price  or range between \$1,125,000 & \$1,225,000

### Median sale price

Median price \$1,322,500 Property type House Suburb PARKDALE  
Period - From 12/10/2022 to 11/10/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property         | Price       | Date of sale |
|--|-------------|--------------|
| 1 17 Morris Street Parkdale Vic 3195   | \$1,190,000 | 2023-10-07   |
| 2 9 Elliot Street Parkdale Vic 3195    | \$1,180,000 | 2023-07-15   |
| 3 8 Felicia Street Mordialloc Vic 3195 | \$1,205,000 | 2023-06-24   |

This Statement of Information was prepared on: 12/10/2023

