

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

3/2 PARKERS ROAD 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2023

to

31 Mar 2024

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

17/158 COMO PARADE WEST PARKDALE VIC 3195	\$677,000	21-Feb-24
9/150 COMO PARADE WEST PARKDALE VIC 3195	\$680,000	21-Nov-23
12/14-16 WARRIGAL ROAD PARKDALE VIC 3195	\$720,000	20-Feb-24

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: 08 April 2024



**17/158 COMO PARADE WEST
 PARKDALE VIC 3195**

 2  1  1

Sold Price **\$677,000** Sold Date **21-Feb-24**

Distance **0.99km**

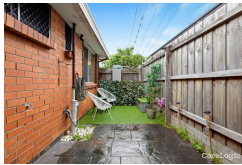


**9/150 COMO PARADE WEST
 PARKDALE VIC 3195**

 2  1  1

Sold Price **\$680,000** Sold Date **21-Nov-23**

Distance **1.05km**



**12/14-16 WARRIGAL ROAD
 PARKDALE VIC 3195**

 2  2  1

Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **20-Feb-24**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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