

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

3/25 IMES 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Parkdale

Period-from

01 May 2023

to

30 Apr 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

3/70 DAVEY STREET PARKDALE VIC 3195	\$779,000	24-Feb-24
2/107 LOWER DANDENONG ROAD MENTONE VIC 3194	\$750,000	24-Feb-24
6/25 WHITE STREET PARKDALE VIC 3195	\$719,500	04-May-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: 14 May 2024



**3/70 DAVEY STREET PARKDALE
VIC 3195**

2 1 2

Sold Price

\$779,000

Sold Date **24-Feb-24**

Distance

0.5km



**2/107 LOWER DANDENONG ROAD
MENTONE VIC 3194**

2 1 1

Sold Price

^{RS} **\$750,000**

Sold Date **24-Feb-24**

Distance

0.71km



**6/25 WHITE STREET PARKDALE
VIC 3195**

2 1 1

Sold Price

^{RS} **\$719,500**

Sold Date **04-May-24**

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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