Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/4 The Corso, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale pi	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/59 Milan St MENTONE 3194	\$750,000	05/04/2024
2	11/14-16 Warrigal Rd PARKDALE 3195	\$740,000	25/03/2024
3	7/32 Mentone Pde MENTONE 3194	\$712,000	27/04/2024

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:

30/04/2024 11:31



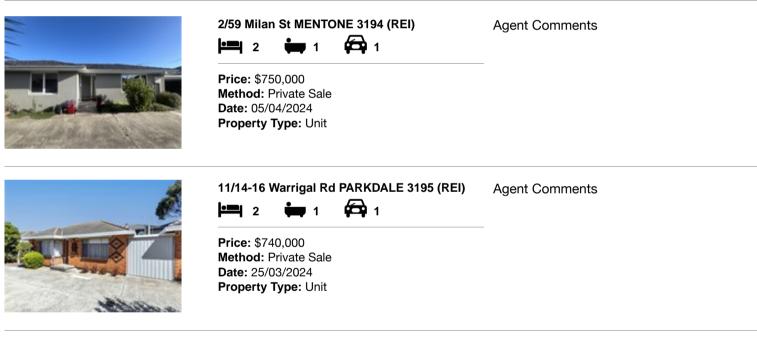






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price March quarter 2024: \$820,000

Comparable Properties





7/32 Mentone Pde MENTONE 3194 (REI)



de MENTONE 3194 (REI)

Agent Comments

Price: \$712,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216



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