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

3/70 Davey Street, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$650,000		&		\$690,000			
Median sale pi	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Parkdale
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	17/167 Beach Rd PARKDALE 3195	\$690,000	18/12/2023
2	9/150 Como Pde PARKDALE 3195	\$680,000	20/11/2023
3	6/1 First St PARKDALE 3195	\$670,000	02/09/2023

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:

22/01/2024 14:28









Rooms: 5 Property Type: Unit Land Size: 84.816 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price Year ending December 2023: \$875,000

Comparable Properties



17/167 Beach Rd PARKDALE 3195 (REI)

9/150 Como Pde PARKDALE 3195 (REI)

D 1



Price: \$690,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$680,000 Method: Sold Before Auction Date: 20/11/2023 Property Type: Unit

6/1 First St PARKDALE 3195 (REI/VG)

2



Agent Comments



Price: \$670,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit

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



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