

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$875,000 Property Type Unit Suburb Parkdale

Period - From 01/01/2023 to 31/12/2023 Source 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.

|   | Address 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



2   1   0

**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)

[Agent Comments](#)

2   1   1

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



9/150 Como Pde PARKDALE 3195 (REI)

[Agent Comments](#)

2   1   1

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



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

[Agent Comments](#)

2   1   1

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