

## 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

4/438-440 NEPEAN HIGHWAY PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2022

to

31 Aug 2023

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

5/438-440 NEPEAN HIGHWAY PARKDALE VIC 3195	\$715,000	17-Jun-23
5/14-16 WARRIGAL ROAD PARKDALE VIC 3195	\$695,000	28-Mar-23
9/464-466 COMO PARADE WEST MORDIALLOC VIC 3195	\$740,000	24-May-23

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: 27 September 2023



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**5/438-440 NEPEAN HIGHWAY  
PARKDALE VIC 3195**

2 1 2

Sold Price **\$715,000** Sold Date **17-Jun-23**

Distance **0.01km**



**5/14-16 WARRIGAL ROAD  
PARKDALE VIC 3195**

2 1 1

Sold Price **\$695,000** Sold Date **28-Mar-23**

Distance **1.22km**



**9/464-466 COMO PARADE WEST  
MORDIALLOC VIC 3195**

2 1 1

Sold Price **\$740,000** Sold Date **24-May-23**

Distance **0.51km**

RS = Recent sale      UN = Undisclosed Sale

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