

# 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 Rosella Road, 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 \$2,000,000 & \$2,150,000

### Median sale price

Median price \$1,290,000 Property Type House Suburb Parkdale

Period - From 01/10/2022 to 30/09/2023 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	2 Rosella Rd PARKDALE 3195	\$2,150,000	16/09/2023
2	10-12 Vials Av PARKDALE 3195	\$2,050,000	06/06/2023
3	1 Ormond St MORDIALLOC 3195	\$2,028,000	26/07/2023

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:

08/11/2023 17:51



4   2   2

**Property Type:**  
**Land Size:** 520 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,150,000  
**Median House Price**  
Year ending September 2023: \$1,290,000

## Comparable Properties



**2 Rosella Rd PARKDALE 3195 (REI)**

**Agent Comments**

3   1   2

**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**10-12 Vialls Av PARKDALE 3195 (REI)**

**Agent Comments**

4   3   6

**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 06/06/2023  
**Property Type:** House



**1 Ormond St MORDIALLOC 3195 (REI)**

**Agent Comments**

4   2   4

**Price:** \$2,028,000  
**Method:** Private Sale  
**Date:** 26/07/2023  
**Property Type:** House  
**Land Size:** 879 sqm approx