

# 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

44a Second 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 \$1,950,000 & \$2,145,000

### Median sale price

Median price \$1,477,500 Property Type House Suburb Parkdale

Period - From 01/04/2023 to 31/03/2024 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	39b Sixth St PARKDALE 3195	\$2,300,000	17/02/2024
2	21a Fifth St PARKDALE 3195	\$1,950,000	26/05/2024
3	8B Fifth St PARKDALE 3195	\$1,950,000	18/04/2024

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: 10/07/2024 17:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
Year ending March 2024: \$1,477,500

## Comparable Properties



**39b Sixth St PARKDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 352 sqm approx



**21a Fifth St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 26/05/2024  
**Property Type:** Townhouse (Res)



**8B Fifth St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** Townhouse (Single)

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