

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 45 Eighth Street, Parkdale, VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,411,000 Property type House Suburb PARKDALE
Period - From 02/07/2023 to 01/07/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 19 Fifth Street Parkdale Vic 3195 | \$1,950,000 | 2024-04-09 |
| 2 | 9 Bethell Avenue Parkdale Vic 3195 | \$1,840,000 | 2024-03-23 |
| 3 | 33 Stewart Avenue Parkdale Vic 3195 | \$2,200,000 | 2024-02-22 |

This Statement of Information was prepared on: 02/07/2024

