

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

5 1 First Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Parkdale

Period - From 18/01/2023 to 17/01/2024 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	2/1 Peter Av PARKDALE 3195	\$580,000	20/10/2023
2	6/38-40 Rennison St PARKDALE 3195	\$575,000	18/11/2023
3	3/34 Olive Gr PARKDALE 3195	\$553,000	14/10/2023

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:

18/01/2024 09:32

5 1 First Street, Parkdale Vic 3195

Amie Goddard

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Property Type:

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

18/01/2023 - 17/01/2024: \$680,000

Comparable Properties



2/1 Peter Av PARKDALE 3195 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 20/10/2023

Property Type: Flat/Unit/Apartment (Res)



6/38-40 Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



3/34 Olive Gr PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$553,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Account - Jellis Craig



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