

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 BEACH PARADE DRUMCONDRA VIC 3215

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,467,500

Property type

House

Suburb

Drumcondra

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 LUNAN AVENUE DRUMCONDRA VIC 3215	\$1,350,000	02-Sep-23
1 WATTLETREE ROAD DRUMCONDRA VIC 3215	\$1,300,000	10-Jan-23
25 BEACH PARADE DRUMCONDRA VIC 3215	\$1,270,000	03-Dec-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 April 2024



**13 LUNAN AVENUE DRUMCONDRA
VIC 3215**

3 2 2

Sold Price

\$1,350,000

Sold Date

02-Sep-23

Distance

0.36km



**1 WATTLETREE ROAD
DRUMCONDRA VIC 3215**

3 3 3

Sold Price

\$1,300,000

Sold Date

10-Jan-23

Distance

0.29km



**25 BEACH PARADE DRUMCONDRA
VIC 3215**

3 1 3

Sold Price

\$1,270,000

Sold Date

03-Dec-22

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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