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	5 Brisbane Terrace, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,515,000	Pro	perty Type	House		Suburb	Parkdale
Period - From	01/07/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	33 Third St PARKDALE 3195	\$1,600,000	21/10/2023
2	10 Acacia Av MENTONE 3194	\$1,585,000	14/10/2023
3	4 Cedric St PARKDALE 3195	\$1,560,000	28/10/2023

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:	10/01/2024 15:31













Property Type: House Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** September guarter 2023: \$1,515,000

Comparable Properties



33 Third St PARKDALE 3195 (REI/VG)









Price: \$1,600,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 734 sqm approx Agent Comments



10 Acacia Av MENTONE 3194 (REI/VG)





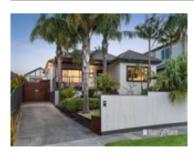




Price: \$1,585,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 782 sqm approx

Agent Comments



4 Cedric St PARKDALE 3195 (REI)









Price: \$1,560,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res)

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



