

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

56A Fourth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Parkdale

Period - From 01/10/2023 to 31/12/2023 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.~~

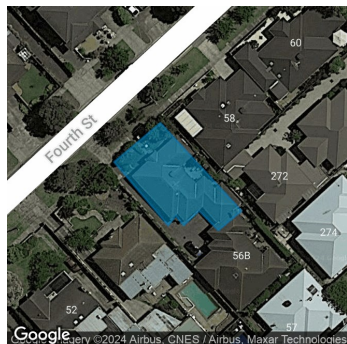
	Address of comparable property	Price	Date of sale
1	2/3 Stawell St MENTONE 3194	\$1,315,000	24/02/2024
2	9b Blackwood Av MENTONE 3194	\$1,300,000	15/12/2023
3			

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:

04/03/2024 14:41



Property Type: House
Land Size: 340 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 December quarter 2023: \$1,460,000

Comparable Properties



2/3 Stawell St MENTONE 3194 (REI)

Agent Comments



Price: \$1,315,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)



9b Blackwood Av MENTONE 3194 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 15/12/2023
Property Type: Townhouse (Single)

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.

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