

# 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 57 Sixth Street, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,515,000 Property 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.

	Address of comparable property	Price	Date of sale
1	19 Neville St MENTONE 3194	\$1,050,000	19/07/2023
2	4 Jacaranda Av CHELTENHAM 3192	\$990,000	14/10/2023
3	2b Royal Pde PARKDALE 3195	\$985,000	07/10/2023

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: 25/10/2023 09:23



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 357 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,050,000  
**Median House Price**  
 September quarter 2023: \$1,515,000

## Comparable Properties



**19 Neville St MENTONE 3194 (REI/VG)**

Agent Comments

 3   
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  2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 19/07/2023  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



**4 Jacaranda Av CHELTENHAM 3192 (REI)**

Agent Comments

 3   
  1   
  2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**2b Royal Pde PARKDALE 3195 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Townhouse (Res)

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