

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 59 Evan Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,380,500 Property Type House Suburb Parkdale

Period - From 01/01/2023 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	34 Murray St MENTONE 3194	\$1,305,000	11/09/2023
2	12 Delville Av MENTONE 3194	\$1,305,000	25/11/2023
3	21 Keiller Av PARKDALE 3195	\$1,218,000	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: 18/01/2024 11:29

59 Evan Street, Parkdale Vic 3195

Byron Kerr

0395855667

0421192271

byronkerr@jellisraig.com.au



 4  2  4

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2023: \$1,380,500

Comparable Properties



34 Murray St MENTONE 3194 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,305,000
Method: Private Sale
Date: 11/09/2023
Property Type: House (Res)
Land Size: 567 sqm approx



12 Delville Av MENTONE 3194 (REI)

Agent Comments

 4  2  2

Price: \$1,305,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx

21 Keiller Av PARKDALE 3195 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,218,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 634 sqm approx

Account - Jellis Craig



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