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

5a Monaco Street, Parkdale Vic 3195

Indicative selling price

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

Range between | $1,650,000 | & | $1,750,000

Median sale price

Median price $1,318,000   Property Type Townhouse   Suburb Parkdale

Period - From 07/02/2023 to 06/02/2024   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	47 Naples Rd MENTONE 3194	$1,820,000	02/12/2023
2	4 Dixon St MENTONE 3194	$1,650,000	17/10/2023
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: 07/02/2024 14:56

hockingstuart | **belle** PROPERTY

Ryan Castles
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Indicative Selling Price
$1,650,000 - $1,750,000
Median Townhouse Price
07/02/2023 - 06/02/2024: $1,318,000

🛏 3   🛁 2   🚗 3

Rooms: 7
Property Type: Townhouse
Land Size: 512 sqm approx

Agent Comments

Comparable Properties

47 Naples Rd MENTONE 3194 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,820,000
Method: Private Sale
Date: 02/12/2023
Property Type: House

Agent Comments

4 Dixon St MENTONE 3194 (VG)

🛏 3   🛁 -   🚗 -

Price: $1,650,000
Method: Sale
Date: 17/10/2023
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840