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

5b Elliot Street, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,380,500	Pro	operty Type	Ηοι	ISE		Suburb	Parkdale
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	24b Broome Av MENTONE 3194	\$1,701,000	18/01/2024
2	2/12 Barkly St MORDIALLOC 3195	\$1,590,000	26/03/2024
3	17a Acacia Av MENTONE 3194	\$1,550,000	22/02/2024

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:

11/04/2024 16:21



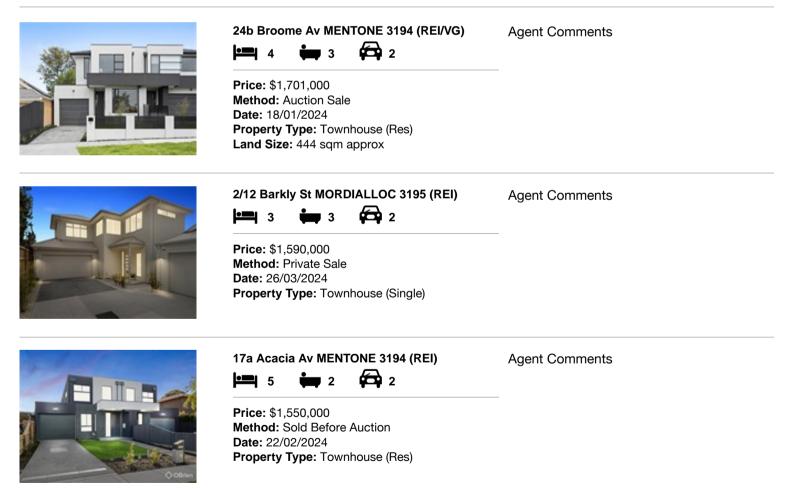
buxton





Property Type: Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending December 2023: \$1,380,500

Comparable Properties



Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680





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