

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 consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

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	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



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



24b Broome Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,701,000
Method: Auction Sale
Date: 18/01/2024
Property Type: Townhouse (Res)
Land Size: 444 sqm approx



2/12 Barkly St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$1,590,000
Method: Private Sale
Date: 26/03/2024
Property Type: Townhouse (Single)



17a Acacia Av MENTONE 3194 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 22/02/2024
Property Type: Townhouse (Res)

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