

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 6/224 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Parkdale

Period - From 01/01/2024 to 31/03/2024 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	203/7 Balcombe Rd MENTONE 3194	\$480,000	20/12/2023
2	8/46 Plummer Rd MENTONE 3194	\$470,000	16/04/2024
3	7/14-16 Barrett St CHELTENHAM 3192	\$462,200	11/11/2023

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: 24/04/2024 09:22



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
March quarter 2024: \$820,000

Comparable Properties



203/7 Balcombe Rd MENTONE 3194 (REI/VG) **Agent Comments**

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Price: \$480,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment



8/46 Plummer Rd MENTONE 3194 (REI) **Agent Comments**

2 1 1

Price: \$470,000
Method: Private Sale
Date: 16/04/2024
Property Type: Apartment
Land Size: 311.11 sqm approx



7/14-16 Barrett St CHELTENHAM 3192 (REI) **Agent Comments**

2 1 1

Price: \$462,200
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216