

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 Balmoral Drive, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,342,500 Property Type House Suburb Parkdale

Period - From 22/02/2023 to 21/02/2024 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	380 Como Pde.W PARKDALE 3195	\$1,140,000	07/10/2023
2	3 Deanswood Ct CHELTENHAM 3192	\$1,102,000	11/11/2023
3	25 Willow Av CHELTENHAM 3192	\$1,090,000	03/02/2024

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:

22/02/2024 11:25

6 Balmoral Drive, Parkdale Vic 3195



 4  - 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
22/02/2023 - 21/02/2024: \$1,342,500

Comparable Properties



380 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,140,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 488 sqm approx



3 Deanswood Ct CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$1,102,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 603 sqm approx



25 Willow Av CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House
Land Size: 533 sqm approx

Account - Jellis Craig



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