

## 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

61 RENNISON STREET PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,381,000

Property type

House

Suburb

Parkdale

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

1/49 THE CORSO PARKDALE VIC 3195	\$1,282,000	06-Mar-24
4A BAY STREET MORDIALLOC VIC 3195	\$1,525,000	06-Apr-24

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 6 months.

This Statement of Information was prepared on: 07 May 2024

**1/49 THE CORSO PARKDALE VIC  
3195**

Sold Price

RS

**\$1,282,000**

Sold Date

**06-Mar-24**

3 2 1

Distance

**0.63km****4A BAY STREET MORDIALLOC VIC  
3195**

Sold Price

RS

**\$1,525,000**

Sold Date

**06-Apr-24**

4 2 2

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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