

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

7/42 RENNISON STREET PARKDALE VIC 3195

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Mar 2023

to

29 Feb 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

1/42 RENNISON STREET PARKDALE VIC 3195	\$805,000	02-Dec-23
5/35 PARKERS ROAD PARKDALE VIC 3195	\$820,000	17-Feb-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: 05 March 2024



**1/42 RENNISON STREET
 PARKDALE VIC 3195**

 2  1  1

Sold Price **\$805,000** Sold Date **02-Dec-23**

Distance **0.03km**



**5/35 PARKERS ROAD PARKDALE
 VIC 3195**

 2  1  1

Sold Price ^{RS} **\$820,000** Sold Date **17-Feb-24**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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