

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 8b Mount View Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Parkdale

Period - From 16/10/2022 to 15/10/2023 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	2/34 Mcindoe Pde PARKDALE 3195	\$1,375,000	09/09/2023
2	18a Morris St PARKDALE 3195	\$1,330,000	18/05/2023
3	32 Rosella Rd PARKDALE 3195	\$1,320,000	05/06/2023

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: 16/10/2023 11:01

8b Mount View Avenue, Parkdale Vic 3195



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
16/10/2022 - 15/10/2023: \$1,280,000

Comparable Properties



2/34 Mcindoe Pde PARKDALE 3195 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Townhouse (Res)



18a Morris St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 18/05/2023
Property Type: Townhouse (Res)
Land Size: 608 sqm approx



32 Rosella Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 05/06/2023
Property Type: Townhouse (Res)
Land Size: 233 sqm approx

Account - Jellis Craig



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