

## 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

9/150 COMO PARADE WEST 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/300 COMO PARADE WEST PARKDALE VIC 3195	\$630,000	13-May-23
7/300 COMO PARADE WEST PARKDALE VIC 3195	\$600,000	01-Jul-23
7/1-3 VENICE STREET MENTONE VIC 3194	\$610,000	21-Sep-23

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: 24 October 2023



**4/300 COMO PARADE WEST  
PARKDALE VIC 3195**

2 1 1

Sold Price **\$630,000** Sold Date **13-May-23**

Distance **0.68km**



**7/300 COMO PARADE WEST  
PARKDALE VIC 3195**

2 1 1

Sold Price **\$600,000** Sold Date **01-Jul-23**

Distance **0.68km**



**7/1-3 VENICE STREET MENTONE  
VIC 3194**

2 1 1

Sold Price <sup>RS</sup> **\$610,000** Sold Date **21-Sep-23**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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