## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9 Dover Place, Parkdale Vic 3195

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$1,290,000	Pro	operty Type	Hou	se		Suburb	Parkdale
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2 Rosella Rd PARKDALE 3195	\$2,150,000	16/09/2023
2	60 Mcindoe Pde PARKDALE 3195	\$2,000,000	01/12/2023
3	6 Ellen St PARKDALE 3195	\$1,895,000	28/10/2023

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:

19/12/2023 16:54







Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$1,900,000 - \$2,090,000 Median House Price Year ending September 2023: \$1,290,000

# **Comparable Properties**



2 Rosella Rd PARKDALE 3195 (REI)

60 Mcindoe Pde PARKDALE 3195 (REI)



Price: \$2,150,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 540 sqm approx

Agent Comments

Agent Comments



**2** 5 3 Price: \$2,000,000 Method: Private Sale

Date: 01/12/2023

Property Type: House

6 Ellen St PARKDALE 3195 (REI) **2** •**•** 5

Agent Comments



Price: \$1,895,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 684 sqm approx

#### Account - Marshall White | P: 03 9822 9999



propertydata

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