

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

8/18 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$797,500 Property Type Unit Suburb Parkdale

Period - From 01/01/2020 to 31/12/2020 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	8/42 Rennison St PARKDALE 3195	\$627,000	20/03/2021
2	5/11 Foam St PARKDALE 3195	\$620,000	03/11/2020
3	4/29 Mcindoe Pde PARKDALE 3195	\$618,000	03/11/2020

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:

24/03/2021 16:01



Property Type:

Divorce/Estate/Family Transfers

Land Size: 137 sqm approx

Agent Comments

Comparable Properties

8/42 Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$627,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Unit

5/11 Foam St PARKDALE 3195 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 03/11/2020

Property Type: House - Attached House N.E.C.



4/29 Mcindoe Pde PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$618,000

Method: Private Sale

Date: 03/11/2020

Property Type: Unit