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	1 Beacon 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	$1,550,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,207,500	Property type	House	Suburb	Parkdale
Period-from	01 Jul 2020	to	30 Jun 2021	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.~~

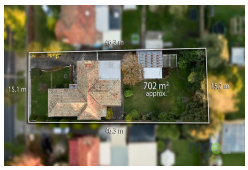
Address of comparable property	Price	Date of sale
11 Brisbane Terrace Parkdale VIC 3195	$1,600,000	10-Jul-21
46 Elliot Street Mordialloc VIC 3195	$1,530,000	26-Jun-21

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: 20 July 2021

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11 Brisbane Terrace Parkdale VIC 3195

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Sold Price RS **$1,600,000** Sold Date **10-Jul-21**

Distance **0.68km**



46 Elliot Street Mordialloc VIC 3195

- - 2

Sold Price RS **$1,530,000** Sold Date **26-Jun-21**

Distance **1.37km**

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

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