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	5a Monaco Street, Parkdale Vic 3195

Indicative selling price

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

Range between $1,495,000 & $1,625,000

Median sale price

Median price $1,477,500 Property Type House Suburb Parkdale

Period - From 01/04/2023 to 31/03/2024 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	3 Dickens St PARKDALE 3195	$1,640,000	09/12/2023
2	2/12 Barkly St MORDIALLOC 3195	$1,590,000	26/03/2024
3	10 Bethell Av PARKDALE 3195	$1,480,000	16/03/2024

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: 22/04/2024 16:25

5a Monaco Street, Parkdale Vic 3195

Ryan Castles
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3 2 3

Property Type: House
Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price
$1,495,000 - $1,625,000
Median House Price
Year ending March 2024: $1,477,500

Comparable Properties



3 Dickens St PARKDALE 3195 (REI/VG)

3 2 2

Price: $1,640,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)
Land Size: 366 sqm approx

Agent Comments



2/12 Barkly St MORDIALLOC 3195 (REI)

3 3 2

Price: $1,590,000
Method: Private Sale
Date: 26/03/2024
Property Type: Townhouse (Single)

Agent Comments



10 Bethell Av PARKDALE 3195 (REI)

3 1 3

Price: $1,480,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

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