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	44a Second Street, Parkdale Vic 3195

Indicative selling price

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

Range between $1,790,000 & $1,890,000

Median sale price

Median price $1,340,000 Property Type Townhouse Suburb Parkdale

Period - From 20/08/2023 to 19/08/2024 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	21a Fifth St PARKDALE 3195	$1,950,000	26/05/2024
2	8B Fifth St PARKDALE 3195	$1,950,000	18/04/2024
3			

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: 20/08/2024 10:46



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Property Type:
Agent Comments

Indicative Selling Price
$1,790,000 - $1,890,000
Median Townhouse Price
20/08/2023 - 19/08/2024: $1,340,000

Comparable Properties



21a Fifth St PARKDALE 3195 (REI)

4 3 2

Price: $1,950,000
Method: Private Sale
Date: 26/05/2024
Property Type: Townhouse (Res)

Agent Comments



8B Fifth St PARKDALE 3195 (REI)

3 2 1

Price: $1,950,000
Method: Private Sale
Date: 18/04/2024
Property Type: Townhouse (Single)

Agent Comments

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.

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