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	5B Ilma Court, Parkdale Vic 3195

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

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

Period - From 30/08/2023 to 29/08/2024 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	7a Verbena St MORDIALLOC 3195	$1,570,000	09/08/2024
2	2/364 Nepean Hwy PARKDALE 3195	$1,550,000	22/04/2024
3	2/12 Barkly St MORDIALLOC 3195	$1,590,000	26/03/2024

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: 30/08/2024 09:42

5B Ilma Court, Parkdale Vic 3195

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3 2.5 2

Rooms: 6
Property Type: Townhouse
Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Townhouse Price
30/08/2023 - 29/08/2024: $1,340,000

Comparable Properties



7a Verbena St MORDIALLOC 3195 (REI)

4 3 2

Price: $1,570,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: Townhouse (Res)
Land Size: 438 sqm approx

Agent Comments



2/364 Nepean Hwy PARKDALE 3195 (REI/VG)

3 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 22/04/2024
Property Type: Townhouse (Res)
Land Size: 480 sqm approx

Agent Comments



2/12 Barkly St MORDIALLOC 3195 (REI/VG)

3 3 2

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

Agent Comments

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