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	10/28 Olive Grove, Parkdale Vic 3195

Indicative selling price

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

Range between $740,000 & $795,000

Median sale price

Median price $1,327,500 Property Type Townhouse Suburb Parkdale

Period - From 14/08/2023 to 13/08/2024 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	3/41-43 Marriott St PARKDALE 3195	$740,000	21/07/2024
2	5a Barkly St MORDIALLOC 3195	$770,000	31/05/2024
3	10/2-4 Olive Gr PARKDALE 3195	$760,000	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: 14/08/2024 10:50



2 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$740,000 - $795,000
Median Townhouse Price
14/08/2023 - 13/08/2024: $1,327,500

Comparable Properties



3/41-43 Marriott St PARKDALE 3195 (REI)

2 1 1

Price: $740,000
Method: Sold Before Auction
Date: 21/07/2024
Property Type: Unit

Agent Comments



5a Barkly St MORDIALLOC 3195 (REI/VG)

2 2 2

Price: $770,000
Method: Sold Before Auction
Date: 31/05/2024
Property Type: Townhouse (Res)
Land Size: 201 sqm approx

Agent Comments



10/2-4 Olive Gr PARKDALE 3195 (REI)

2 2 1

Price: $760,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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