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 Mount View Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,532,500 Property Type House Suburb Parkdale

Period - From 01/07/2023 to 30/06/2024 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	17 Fourth St PARKDALE 3195	$1,680,000	27/07/2024
2	18 Darling St MENTONE 3194	$1,715,000	22/06/2024
3	18 Kershaw St PARKDALE 3195	$1,700,000	15/06/2024

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: 13/09/2024 15:59

10 Mount View Avenue, Parkdale Vic 3195



4 2 2

Property Type: House
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2024: $1,532,500

Comparable Properties



17 Fourth St PARKDALE 3195 (REI)

3 1 3

Price: $1,680,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



18 Darling St MENTONE 3194 (REI)

4 2 2

Price: $1,715,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 976 sqm approx

Agent Comments



18 Kershaw St PARKDALE 3195 (REI)

4 2 6

Price: $1,700,000
Method: Private Sale
Date: 15/06/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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