# 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<br>Including suburb and postcode | 39 White Street, Parkdale, VIC 3195 |

## Indicative selling price

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

Range between $1,100,000 & $1,200,000

## Median sale price

Median price $1,472,500 Property Type House Suburb Parkdale

Period - From 23/06/2024 to 22/12/2024 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 39 Keith Street Parkdale Vic 3195 | $1,170,000 | 2024-11-09 |
| 2 78 Chute Street Mordialloc Vic 3195 | $1,200,000 | 2024-11-23 |
| | | |

This Statement of Information was prepared on: 23/12/2024