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	6 Jennifer Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between $1,420,000 & $1,500,000

Median sale price

Median price $1,465,000 Property Type House Suburb Parkdale

Period - From 01/10/2024 to 31/12/2024 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	49 Mcswain St PARKDALE 3195	$1,455,000	02/12/2024
2	24 Marriott St PARKDALE 3195	$1,475,000	25/11/2024
3	55 Elliot St MORDIALLOC 3195	$1,540,000	09/11/2024

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: 02/04/2025 14:11

6 Jennifer Avenue, Parkdale Vic 3195



4 2 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,420,000 - $1,500,000
Median House Price
December quarter 2024: $1,465,000

Comparable Properties



49 Mcswain St PARKDALE 3195 (REI/VG)

3 2 2

Price: $1,455,000
Method: Sold Before Auction
Date: 02/12/2024
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments



24 Marriott St PARKDALE 3195 (REI/VG)

5 2 2

Price: $1,475,000
Method: Sold Before Auction
Date: 25/11/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



55 Elliot St MORDIALLOC 3195 (REI/VG)

4 2 2

Price: $1,540,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

Account - Jellis Craig

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