# 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 | 3/39 Ivy Street, Parkdale VIC 3195 |

## Indicative selling price

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

Range between $750,000 & $790,000

## Median sale price

Median price $785,000 Property Type Unit Suburb Parkdale

Period - From 29/10/2024 to 28/04/2025 Source core_logic

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1/15 Imes Street Parkdale VIC 3195 | $800,000 | 03/12/2024 |
| 2/13 Voltri Street Cheltenham VIC 3192 | $790,000 | 20/02/2025 |
| 4/12 Olive Grove Parkdale VIC 3195 | $750,000 | 28/02/2025 |

This Statement of Information was prepared on: 29/04/2025