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	6/10 Warrigal Road Parkdale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$765,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Unit	Suburb	Parkdale
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

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 6 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
35/538 Main Street Mordialloc VIC 3195	$790,000	23-May-21
3/12 Phillip Street Mentone VIC 3194	$840,000	18-May-21
2/2A Latrobe Street Mentone VIC 3194	$985,000	13-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 17 November 2021

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35/538 Main Street Mordialloc VIC 3195

2 2 1

Sold Price **$790,000** Sold Date **23-May-21**

Distance **1.98km**



3/12 Phillip Street Mentone VIC 3194

2 2 1

Sold Price **$840,000** Sold Date **18-May-21**

Distance **2.01km**



2/2A Latrobe Street Mentone VIC 3194

2 2 1

Sold Price RS **$985,000** UN Sold Date **13-Nov-21**

Distance **2.5km**

RS = Recent sale **UN** = Undisclosed Sale

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