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	8/28 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	$500,000	&	$550,000

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
2/28 Warrigal Road Parkdale VIC 3195	$557,000	13-Oct-21
3/87 Como Parade East Parkdale VIC 3195	$515,000	26-Jun-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.

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2/28 Warrigal Road Parkdale VIC 3195

2 1 1

Sold Price RS **$557,000** UN

Sold Date **13-Oct-21**

Distance **-**



3/87 Como Parade East Parkdale VIC 3195

2 1 1

Sold Price **$515,000**

Sold Date **26-Jun-21**

Distance **0.39km**

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

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