Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 3/63 EIGHTH STREET 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 | $685,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $835,000 | Property type | Unit | Suburb | Parkdale |
| Period-from | 01 Sep 2021 | to | 31 Aug 2022 | Source | Corelogic |

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

**A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|---|---|
| 8/14-16 WARRIGAL ROAD PARKDALE VIC 3195 | 735000 | 25-Jul-22 |
| 6/22 WARRIGAL ROAD PARKDALE VIC 3195 | 680000 | 26-Aug-22 |
| 3/81 COMO PARADE EAST PARKDALE VIC 3195 | 690000 | 29-Jul-22 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 September 2022

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**8/14-16 WARRIGAL ROAD PARKDALE VIC 3195**

2 1 1

Sold Price RS 735000 UN | Sold Date 25-Jul-22 | Distance 0.92km



**6/22 WARRIGAL ROAD PARKDALE VIC 3195**

2 1 1

Sold Price RS 680000 | Sold Date 26-Aug-22 | Distance 0.88km



**3/81 COMO PARADE EAST PARKDALE VIC 3195**

2 1 1

Sold Price 690000 | Sold Date 29-Jul-22 | Distance 0.5km

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

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