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	15 Ellen 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~~		or range between	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,410,000	Property type	House	Suburb	Parkdale
Period-from	01 Jan 2021	to	31 Dec 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
24 Macgregor Street Parkdale VIC 3195	$1,480,000	06-Oct-21
40 Evan Street Parkdale VIC 3195	$1,405,000	14-Oct-21
7 Grey Street Parkdale VIC 3195	$1,450,000	03-Sep-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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24 Macgregor Street Parkdale VIC 3195

3 1 2

Sold Price RS $1,480,000 Sold Date 06-Oct-21

Distance 0.05km



40 Evan Street Parkdale VIC 3195

4 2 2

Sold Price RS $1,405,000 Sold Date 14-Oct-21

Distance 0.36km



7 Grey Street Parkdale VIC 3195

4 2 2

Sold Price $1,450,000 Sold Date 03-Sep-21

Distance 0.48km

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

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