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	16 SECOND 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	$1,900,000	&	$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,358,250	Property type	House	Suburb	Parkdale
Period-from	01 Jul 2022	to	30 Jun 2023	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
38A FIFTH STREET PARKDALE VIC 3195	$2,160,000	03-Jun-23
16A EIGHTH STREET PARKDALE VIC 3195	$1,900,000	24-May-23
59 COLLINS STREET MENTONE VIC 3194	$1,925,000	23-Jun-23

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: 26 July 2023

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38A FIFTH STREET PARKDALE VIC 3195

4 3 2

Sold Price RS **$2,160,000** UN

Sold Date **03-Jun-23**

Distance **0.37km**



16A EIGHTH STREET PARKDALE VIC 3195

4 3 2

Sold Price RS **$1,900,000**

Sold Date **24-May-23**

Distance **0.7km**



59 COLLINS STREET MENTONE VIC 3194

6 2 4

Sold Price RS **$1,925,000**

Sold Date **23-Jun-23**

Distance **1.34km**

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

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