

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

3/2 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

\$1,490,000

&

\$1,590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Mar 2023

to

29 Feb 2024

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

3 DICKENS STREET PARKDALE VIC 3195	\$1,640,000	09-Dec-23
36B WARRIGAL ROAD PARKDALE VIC 3195	\$1,630,000	18-Nov-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: 13 March 2024



3 DICKENS STREET PARKDALE VIC 3195 Sold Price **\$1,640,000** Sold Date **09-Dec-23**

 3  2  2

Distance **0.41km**



36B WARRIGAL ROAD PARKDALE VIC 3195 Sold Price **\$1,630,000** Sold Date **18-Nov-23**

 2  2  2

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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