

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

1A Evan 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2019

to

31 Oct 2020

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

10B Chandler Street Parkdale VIC 3195	\$903,000	31-Oct-20
12B Collocott Street Mordialloc VIC 3195	\$922,000	29-Jun-20
8B Eagland Road Cheltenham VIC 3192	\$930,000	27-Jul-20

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: 24 November 2020

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10B Chandler Street Parkdale VIC 3195

Sold Price

RS

\$903,000

Sold Date

31-Oct-20



3



1



2

Distance

0.48km



12B Collocott Street Mordialloc VIC 3195

Sold Price

\$922,000

Sold Date

29-Jun-20



4



2



2

Distance

1.74km



8B Eagland Road Cheltenham VIC 3192

Sold Price

\$930,000

Sold Date

27-Jul-20



3



2



2

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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