

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

3/267 Nepean Highway, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Parkdale

Period - From 01/10/2019 to 30/09/2020 Source REIV

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 six 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
1	6/6 Venice St MENTONE 3194	\$645,000	26/06/2020
2	7/12-14 Hilda St CHELTENHAM 3192	\$630,000	06/08/2020
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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 six months.

This Statement of Information was prepared on:

31/10/2020 15:08



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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 279 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$630,000 - \$680,000
Median Unit Price
Year ending September 2020: \$800,000

Comparable Properties



6/6 Venice St MENTONE 3194 (VG)

[Agent Comments](#)

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Price: \$645,000
Method: Sale
Date: 26/06/2020
Property Type: Flat/Unit/Apartment (Res)

7/12-14 Hilda St CHELTENHAM 3192 (REI)

[Agent Comments](#)

2 1 2

Price: \$630,000
Method: Private Sale
Date: 06/08/2020
Property Type: Unit

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 six months.