

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

7/20 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$797,500 Property Type Unit Suburb Parkdale

Period - From 01/01/2020 to 31/12/2020 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	2/6 Riviera St MENTONE 3194	\$653,500	06/02/2021
2	8/58 Beach Rd MENTONE 3194	\$645,000	01/12/2020
3	4/42 Flinders St MENTONE 3194	\$620,000	21/12/2020

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:

22/02/2021 08:39



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2020: \$797,500

Comparable Properties



2/6 Riviera St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$653,500
Method: Auction Sale
Date: 06/02/2021
Rooms: 4
Property Type: Unit



8/58 Beach Rd MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$645,000
Method: Private Sale
Date: 01/12/2020
Property Type: Unit



4/42 Flinders St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 21/12/2020
Property Type: Unit