

## 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

400 Nepean Highway Parkdale VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Parkdale

Period-from

01 Sep 2019

to

31 Aug 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

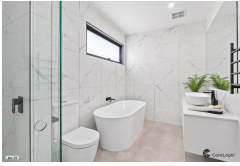
Date of sale

1/165 Parkers Road Parkdale VIC 3195	\$1,175,000	30-Apr-20
57 Bethell Avenue Parkdale VIC 3195	\$1,288,000	07-Dec-19
67 Eighth Street Parkdale VIC 3195	\$1,210,000	02-Jun-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: 21 September 2020



**1/165 Parkers Road Parkdale VIC 3195**

4 3 2

Sold Price

**\$1,175,000**

Sold Date **30-Apr-20**

Distance **0.41km**



**57 Bethell Avenue Parkdale VIC 3195**

4 2 1

Sold Price

**\$1,288,000**

Sold Date **07-Dec-19**

Distance **0.64km**

**REGISTER APPOINTMENT POLICY**

Please contact us to register for a property inspection. It is essential to register your appointment to ensure you are able to view the property in a safe and secure manner. Thank you for your cooperation with the policy.



**67 Eighth Street Parkdale VIC 3195**

3 2 2

Sold Price

**\$1,210,000**

Sold Date **02-Jun-20**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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