

#### Property offered for sale

Address: 12/464 Como Parade West Parkdale

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$590,000 & \$640,000

#### Median sale price

Median price: \$793,500 Unit Suburb: Parkdale  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 6/38 Warrigal Rd PARKDALE

2  1  1 

Just five minutes to the beach and capturing the beautiful sea breeze, this light filled 2 bedroom villa is warm and spacious with

**Sold by Auction** \$660,000  
**Date Sold** Aug 2017



#### 10/25 Ti Tree Gr.E PARKDALE

2  1  1 

Oozing laidback coastal cool in a premium pocket of beachside Parkdale, this two-bedroom unit is alive with style and pure

**Sold by Private Sale** \$625,000  
**Date Sold** Jul 2017



#### 12/158 Como Pde.W PARKDALE

2  1  1 

Enjoying the best of both worlds, this smartly presented two-bedroom unit has easy access to everything you could possibly

**Sold by Auction** \$580,000  
**Date Sold** May 2017