

# 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

204/445 Royal Parade, Parkville Vic 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$399,500

### Median sale price

Median price

\$529,000

Property Type

Unit

Suburb

Parkville

Period - From

01/10/2020

to

30/09/2021

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	5005/185 Weston St BRUNSWICK EAST 3057	\$410,000	09/08/2021
2	318/8 Lygon St BRUNSWICK EAST 3057	\$400,000	18/10/2021
3	4002/189 Weston St BRUNSWICK EAST 3057	\$388,000	04/09/2021

**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:

26/10/2021 09:00

204/445 Royal Parade, Parkville Vic 3052



 1  1  1

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$399,500

**Median Unit Price**  
Year ending September 2021: \$529,000

## Comparable Properties



**5005/185 Weston St BRUNSWICK EAST 3057 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 09/08/2021  
**Rooms:** 2  
**Property Type:** Apartment



**318/8 Lygon St BRUNSWICK EAST 3057 (REI)** **Agent Comments**

 1  1  1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 18/10/2021  
**Property Type:** Apartment



**4002/189 Weston St BRUNSWICK EAST 3057 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$388,000  
**Method:** Private Sale  
**Date:** 04/09/2021  
**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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