

1/202 The Avenue, Parkville Vic 3052



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$375,000 - \$410,000

Median House Price

Year ending December 2021:

\$610,000

Comparable Properties



43/108 Union Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car

Price: \$422,500

Method: Private Sale

Date: 14/12/2021

Rooms: 3

Property Type: Apartment

Agent Comments: Large complex Inferior location
Comparable property



23/1 Pottery Court, Brunswick 3056 (VG)

1 Bed 1 Bath 1 Car

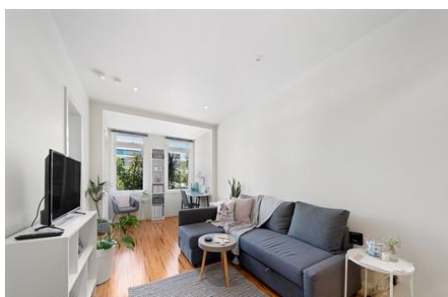
Price: \$415,000

Method: Sale

Date: 22/10/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments: Large complex Comparable location
Comparable property



204/445 Royal Parade, Parkville 3052 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$395,000

Method: Private Sale

Date: 18/11/2021

Property Type: Apartment

Agent Comments: Main road Comparable location
Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1/202 The Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$375,000 & \$410,000

Median sale price

Median price \$610,000 Unit x Suburb Parkville

Period - From 01/01/2021 to 31/12/2021 Source REIV

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.

Address of comparable property	Price	Date of sale
43/108 Union Street, BRUNSWICK 3056	\$422,500	14/12/2021
23/1 Pottery Court, BRUNSWICK 3056	\$415,000	22/10/2021
204/445 Royal Parade, PARKVILLE 3052	\$395,000	18/11/2021

This Statement of Information was prepared on:

04/02/2022 14:22