

**5/202 The Avenue, Parkville, VIC 3052**



**1 Bed 1 Bath - Car**  
**Property Type:** Unit  
**Indicative Selling Price**  
 \$415,000  
**Median House Price**  
 01/10/2023 - 30/09/2024: \$512,000

**Comparable Properties**



**6/980 Lygon Street, Carlton North 3054 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$401,000  
**Method:** Private Sale  
**Date:** 12/07/2024  
**Property Type:** Unit  
**Agent Comments:** Smaller property Main road Carlton North address Comparable property



**6/697 Park Street, Brunswick 3056 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$417,000  
**Method:** Private Sale  
**Date:** 29/06/2024  
**Property Type:** Unit  
**Agent Comments:** Slightly smaller property Comparable location Comparable property



**107/228 The Avenue, Parkville 3052 (REI/VG)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** Unit  
**Agent Comments:** Comparable size and location Newer building 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

5/202 The Avenue, Parkville, VIC 3052
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#### Indicative selling price

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

Single price

#### Median sale price

Median price  Unit  Suburb

Period - From  to  Source

#### 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
6/980 Lygon Street, CARLTON NORTH 3054	\$401,000	12/07/2024
6/697 Park Street, BRUNSWICK 3056	\$417,000	29/06/2024
107/228 The Avenue, PARKVILLE 3052	\$405,000	17/04/2024

This Statement of Information was prepared on: