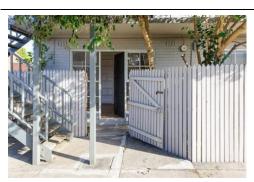
5/202 The Avenue, Parkville, VIC 3052



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	5/202 The Avenue, Parkville, VIC 3052							
locality and postcode								

Indicative selling price

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

Single price \$415,000

Median sale price

Median price	\$512,000		Unit	х	Suburb	Parkvi	lle	
Period - From	01/10/2023	to	30/09/20	024	S	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
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:	21/10/2024sss
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