

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

4/92 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$590,000 & \$620,000

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	15/375 Abbotsford St NORTH MELBOURNE 3051	\$630,000	01/10/2021
2	1/469 Dryburgh St NORTH MELBOURNE 3051	\$610,000	20/12/2021
3	37/438 Cardigan St CARLTON 3053	\$610,000	18/07/2021

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:

18/01/2022 10:11

4/92 The Avenue Avenue, Parkville Vic 3052



Property Type:
Agent Comments

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Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

Year ending September 2021: \$529,000

Comparable Properties



**15/375 Abbotsford St NORTH MELBOURNE
3051 (REI/VG)**

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Apartment



**1/469 Dryburgh St NORTH MELBOURNE 3051
(REI)**

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 20/12/2021

Property Type: Apartment



37/438 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 18/07/2021

Property Type: Unit

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



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