

# 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

4/54 The Avenue, Parkville Vic 3052

### Indicative selling price

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

Range between \$820,000 & \$890,000

### Median sale price

Median price \$569,500

Property Type Unit

Suburb Parkville

Period - From 01/07/2020

to 30/06/2021

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	13/78 The Avenue PARKVILLE 3052	\$930,000	03/07/2021
2	22/248 The Avenue PARKVILLE 3052	\$871,000	07/03/2021
3	35/495 Royal Pde PARKVILLE 3052	\$841,000	03/06/2021

OR

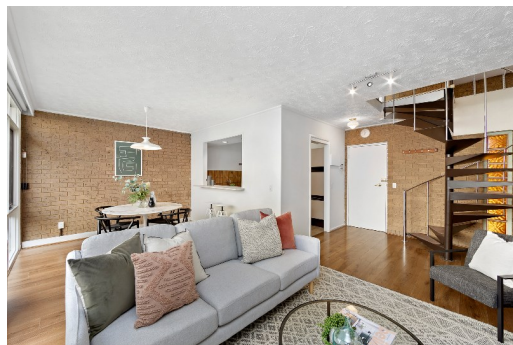
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/08/2021 10:34

4/54 The Avenue, Parkville Vic 3052

David Vraca  
03 9347 1170  
0412 615 532  
david.vraca@belleproperty.com



3 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$820,000 - \$890,000

**Median Unit Price**

Year ending June 2021: \$569,500

## Comparable Properties



**13/78 The Avenue PARKVILLE 3052 (REI)**

3 2 1

Agent Comments

2 bathrooms

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** Townhouse (Res)



**22/248 The Avenue PARKVILLE 3052 (REI)**

2 1 1

Agent Comments

2 bedrooms

**Price:** \$871,000

**Method:** Auction Sale

**Date:** 07/03/2021

**Property Type:** Apartment



**35/495 Royal Pde PARKVILLE 3052 (REI)**

2 1 1

Agent Comments

2 bedrooms

**Price:** \$841,000

**Method:** Sold Before Auction

**Date:** 03/06/2021

**Property Type:** Apartment

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



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