

2/8 St Georges Grove, Parkville, VIC 3052



2 Bed 1 Bath 1 Car
Property Type: Unit
Land Size: 940.827 sqm approx
Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 June quarter 2024: \$580,000

Comparable Properties



8/8 St Georges Grove, Parkville 3052 (REI)
2 Bed 1 Bath 1 Car
Price: \$768,000
Method: Sold Before Auction
Date: 13/05/2024
Property Type: Unit
Agent Comments: Same development, comparable attributes and features, similar condition



28/61a Haines Street, North Melbourne 3051 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$730,000
Method: Sold Before Auction
Date: 16/02/2024
Property Type: Apartment
Agent Comments: Comparable attributes, superior condition, better position



C2-1/120 Arden Street, North Melbourne 3051 (REI)
2 Bed 1 Bath - Car
Price: \$706,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit
Agent Comments: Inferior no parking space, comparable condition

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

2/8 St Georges Grove, Parkville, VIC 3052

Indicative selling price

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

Range between

\$700,000

 &

\$750,000

Median sale price

Median price

\$580,000

 Unit

x

 Suburb

Parkville

Period - From

01/04/2024

 to

30/06/2024

 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
8/8 St Georges Grove, Parkville 3052	\$768,000	13/05/2024
28/61a Haines Street, North Melbourne 3051	\$730,000	16/02/2024
C2-1/120 Arden Street, North Melbourne 3051	\$706,000	04/05/2024

This Statement of Information was prepared on:

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