# woodards 🚾

### 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

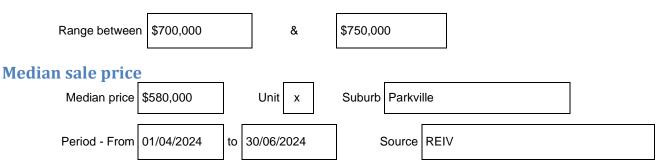
#### Sections 47AF of the Estate Agents Act 1980

### **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



### **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:

23/07/2024 15:38



This guide must not be taken as legal advice.