

2/189 Park Street, Parkville Vic 3052



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending June 2022: \$645,000

Comparable Properties



3/600 Station Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$880,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit

Agent Comments: Older style apartment, freshly presented with superior outdoor courtyard.



6/109 Wilson Street, Princes Hill 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$800,000

Method: Sold Before Auction

Date: 28/07/2022

Property Type: Apartment

Agent Comments: Renovated apartment in older style block with small balcony.



206/416 Gore Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car

Price: \$800,000

Method: Private Sale

Date: 15/06/2022

Property Type: Apartment

Agent Comments: Warehouse conversion style apartment with similar accommodation with basement car space.

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

2/189 Park Street, Parkville Vic 3052

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$645,000

Unit

x

Suburb

Parkville

Period - From

01/07/2021

to

30/06/2022

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
3/600 Station Street, CARLTON NORTH 3054	\$880,000	09/04/2022
6/109 Wilson Street, PRINCES HILL 3054	\$800,000	28/07/2022
206/416 Gore Street, FITZROY 3065	\$800,000	15/06/2022

This Statement of Information was prepared on:

22/08/2022