

## 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

26 Bunjil Way, 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 \$1,350,000

&amp;

\$1,450,000

## Median sale price

Median price \$1,710,000

House

X

Unit

Suburb Parkville

Period - From 01/01/2017

to

31/12/2017

Source REIV

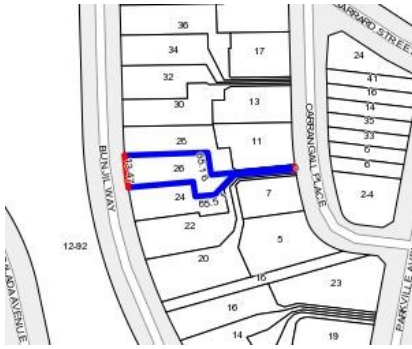
## Comparable property sales (\*Delete A or B below as applicable)

**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	20 Sauvage St PARKVILLE 3052	\$1,430,000	02/12/2017
2	8 Howson St BRUNSWICK WEST 3055	\$1,400,000	16/12/2017
3	30 Walker St PARKVILLE 3052	\$1,350,000	11/11/2017

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**20 Sauvage St PARKVILLE 3052 (REI/VG)**

**Agent Comments**



**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 360 sqm approx



**8 Howson St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 16/12/2017

**Rooms:** -

**Property Type:** House



**30 Walker St PARKVILLE 3052 (REI/VG)**

**Agent Comments**



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** -

**Property Type:** House (Res)