

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

14/92 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Range between

\$630,000

&

\$670,000

Median sale price

Median price

\$667,500

Property Type

Unit

Suburb

Parkville

Period - From

01/01/2022

to

31/03/2022

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	8/126 Park Dr PARKVILLE 3052	\$705,000	19/02/2022
2	17/342 Dryburgh St NORTH MELBOURNE 3051	\$646,000	26/03/2022
3	4/92 The Avenue PARKVILLE 3052	\$630,000	12/02/2022

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:

20/04/2022 15:33

14/92 The Avenue Avenue, Parkville Vic 3052

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
March quarter 2022: \$667,500

Comparable Properties



8/126 Park Dr PARKVILLE 3052 (REI)

Agent Comments

2 1 1

Price: \$705,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit



17/342 Dryburgh St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$646,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit



4/92 The Avenue PARKVILLE 3052 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Unit

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



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