

## 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

3/83 Manningham Street, Parkville Vic 3052

#### Indicative selling price

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

Range between \$420,000

&

\$460,000

#### Median sale price

Median price \$543,500

House

Unit

X

Suburb Parkville

Period - From 01/07/2016

to

30/06/2017

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	5/117 Manningham St PARKVILLE 3052	\$460,000	19/07/2017
2	8/117 Manningham St PARKVILLE 3052	\$440,000	23/08/2017
3	1/117 Manningham St PARKVILLE 3052	\$440,000	01/07/2017

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:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$460,000  
**Median Unit Price**  
Year ending June 2017: \$543,500

## Comparable Properties



**5/117 Manningham St PARKVILLE 3052 (REI)** **Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 19/07/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Single)



**8/117 Manningham St PARKVILLE 3052 (REI)** **Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 23/08/2017  
**Rooms:** 3  
**Property Type:** Apartment



**1/117 Manningham St PARKVILLE 3052 (REI)** **Agent Comments**



**Price:** \$440,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** 4  
**Property Type:** Apartment