

## 1/14 Yates Lane, Parkville Vic 3052



**3 Bed 2 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$975,000  
**Median House Price**  
 30/10/2022 – 29/10/2023:  
 \$965,000

## Comparable Properties



### 11/78 The Avenue, Parkville 3052 (REI/VG)

**3 Bed 1 Bath 1 Car**  
**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Older townhouse of similar proportions (only one bathroom)



### 13/78 The Avenue, Parkville 3052 (REI)

**3 Bed 2 Bath 1 Car**  
**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 26/08/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Older townhouse of similar proportions (only one bathroom)



### 19 Little Lothian Street, North Melbourne 3051 (VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$935,000  
**Method:** Sale  
**Date:** 01/07/2023  
**Property Type:**  
**Agent Comments:** 2 bedroom contemporary townhouse

## 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

1/14 Yates Lane, Parkville Vic 3052

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$975,000

#### Median sale price

Median price

\$965,000

Townhouse

x

Suburb

Parkville

Period - From

30/10/2022

to

29/10/2023

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
11/78 The Avenue, PARKVILLE 3052	\$965,000	25/07/2023
13/78 The Avenue, PARKVILLE 3052	\$945,000	26/08/2023
19 Little Lothian Street, NORTH MELBOURNE 3051	\$935,000	01/07/2023

This Statement of Information was prepared on:

27/11/2023