

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 8/283 Royal Parade, Parkville, VIC 3052

Indicative selling price

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

Price Range

\$680,000

&

\$710,000

Median sale price

Median price

\$516,000

Property Type

Apartment

Suburb

Melbourne University (3052)

Period - From

28/02/2021

to

28/02/2022

Source

Pdol

Comparable property sales

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
4/495 ROYAL PARADE, PARKVILLE VIC 3052	\$810,000	12/11/2021
302/668 SWANSTON STREET, CARLTON VIC 3053	\$720,000	09/02/2022
401/459 ROYAL PARADE, PARKVILLE VIC 3052	\$699,000	26/10/2021

This Statement of Information was prepared on: 30/06/2022