# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 5 Manchester Lane, Parkville Vic 3052

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$2,017,500	Pro	Property Type Hou		ISE		Suburb	Parkville
Period - From	01/07/2019	to	30/06/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	55 Strickland Rd PARKVILLE 3052	\$1,300,000	18/05/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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.

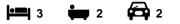
This Statement of Information was prepared on:

24/09/2020 13:50









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2020: \$2,017,500

# **Comparable Properties**

55 Strickland Rd PARKVILLE 3052 (VG)



Price: \$1,300,000 Method: Sale Date: 18/05/2020 Property Type: House (Res) Land Size: 335 sqm approx Agent Comments

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.

Account - VICPROP

