21/212 The Avenue Avenue, Parkville Vic 3052



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$510,000 Median House Price Year ending March 2024: \$550,000

Comparable Properties



2/7 Curran Street, North Melbourne 3051 (REI)

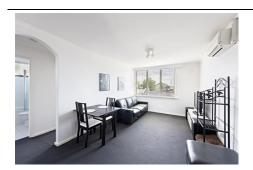
2 Bed 1 Bath 1 Car Price: \$523,000

Method: Sold Before Auction

Date: 09/05/2024 **Property Type:** Unit

Agent Comments: 2 bedroom, older apartment of similar

size



6/289 Nicholson Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car Price: \$500,000 Method: Private Sale Date: 13/05/2024 Property Type: Unit

Agent Comments: 2 bedroom apartment of similar age

and size; inferior main road location



18/361 Royal Parade, Parkville 3052 (REI)

1 Bed 1 Bath 1 Car Price: \$500,000 Method: Private Sale Date: 24/04/2024

Property Type: Apartment

Agent Comments: Ground level one bedroom apartment

in nearby block

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

Pro	perty	offered	for	sale

Address	
Including suburb or	21/212 The Avenue Avenue, Parkville Vic 3052
locality and postcode	

Indicative selling price

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

510,000

Median sale price

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Median price	\$550,000		Unit x		Suburb	Parkvi	lle	
Period - From	01/04/2023	to	31/03/2024		s	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
2/7 Curran Street, NORTH MELBOURNE 3051	\$523,000	09/05/2024
6/289 Nicholson Street, CARLTON 3053	\$500,000	13/05/2024
18/361 Royal Parade, PARKVILLE 3052	\$500,000	24/04/2024

This Statement of Information was prepared on: 28/05/2024 16:

