

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*

Property offered for sale

Address
Including suburb or locality and postcode

21/212 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$550,000

Unit

x

Suburb

Parkville

Period - From

01/04/2023

to

31/03/2024

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 16:19