

Statement of Information

antonyharbor@collinssimms.com.au

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

10/517 Royal Parade, Parkville Vic 3052

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$510,000

House

Unit

X

Suburb Parkville

Period - From 01/04/2017

to

31/03/2018

Source 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 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
1	31/196 The Avenue PARKVILLE 3052	\$840,000	09/05/2018
2	23/283 Royal Pde PARKVILLE 3052	\$840,000	14/04/2018
3	303/58 Queens Pde FITZROY NORTH 3068	\$800,000	05/05/2018

OR

- B*** ~~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.~~