

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

22/521 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Parkville

Period - From 12/11/2019

to 11/11/2020

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	16/521-527 Royal Pde PARKVILLE 3052	\$906,000	08/07/2020
2	23/283 Royal Pde PARKVILLE 3052	\$835,000	12/05/2020
3	2/2 Macarthur Rd PARKVILLE 3052	\$775,000	27/10/2020

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.~~

This Statement of Information was prepared on:

12/11/2020 17:42

22/521 Royal Parade, Parkville Vic 3052

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2 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$820,000
Median Unit Price
12/11/2019 - 11/11/2020: \$540,000

Comparable Properties



16/521-527 Royal Pde PARKVILLE 3052 (REI) Agent Comments

2 2 1

Price: \$906,000
Method: Sold Before Auction
Date: 08/07/2020
Property Type: Apartment



23/283 Royal Pde PARKVILLE 3052 (REI) Agent Comments

2 1 1

Price: \$835,000
Method: Private Sale
Date: 12/05/2020
Property Type: Apartment



2/2 Macarthur Rd PARKVILLE 3052 (REI) Agent Comments

2 2 1

Price: \$775,000
Method: Private Sale
Date: 27/10/2020
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.