

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

305/445 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$455,100

Property Type

Unit

Suburb

Parkville

Period - From

25/02/2019

to

24/02/2020

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	13/97 Brickworks Dr, Brunswick, Vic 3056, Australia	\$432,000	14/11/2019
2	1/40 Leonard St PARKVILLE 3052	\$430,000	30/11/2019
3	111/445 Royal Pde PARKVILLE 3052	\$412,250	23/12/2019

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:

25/02/2020 15:00

305/445 Royal Parade, Parkville Vic 3052



 1  - 

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$445,000

Median Unit Price
25/02/2019 - 24/02/2020: \$455,100

Comparable Properties



13/97 Brickworks Dr, Brunswick, Vic 3056, Australia (REI)

Agent Comments

 1  1  1

Price: \$432,000
Method:
Date: 14/11/2019
Property Type: Unit



1/40 Leonard St PARKVILLE 3052 (REI)

Agent Comments

 1  1  1

Price: \$430,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Apartment



111/445 Royal Pde PARKVILLE 3052 (REI/VG)

Agent Comments

 1  1  1

Price: \$412,250
Method: Private Sale
Date: 23/12/2019
Property Type: Apartment

Account - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



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.