

12/104 The Avenue, Parkville Vic 3052



2 Bed 1 Bath 1 Car

Property Type: Unit

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending December 2021:

\$610,000

Comparable Properties



4/42 Shiel Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$545,000

Method: Private Sale

Date: 29/10/2021

Property Type: Apartment

Agent Comments: Superior condition, inferior location, similar floorplan



2/90 Cade Way, Parkville 3052 (VG)

2 Bed 1 Bath 1 Car

Price: \$512,000

Method: Sale

Date: 12/11/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Inferior location, superior condition, superior floorplan



19/37 Haines Street, North Melbourne 3051(REI)

2 Bed 1 Bath 1 Car

Price: \$500,000

Method: Sold Before Auction

Date: 11/12/2021

Property Type: Apartment

Agent Comments: Similar condition, inferior floorplan and position

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

12/104 The Avenue, Parkville Vic 3052

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$610,000

Unit

x

Suburb

Parkville

Period - From

01/01/2021

to

31/12/2021

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
4/42 Shiel Street, NORTH MELBOURNE 3051	\$545,000	29/10/2021
2/90 Cade Way, PARKVILLE 3052	\$512,000	12/11/2021
19/37 Haines Street, NORTH MELBOURNE 3051	\$500,000	11/12/2021

This Statement of Information was prepared on:

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