## 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	14 Church Street, Parkville Vic 3052
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$930,000 & \$990,000	Range between	\$930,000	&	\$990,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$1,775,000	Pro	perty Type	House		Suburb	Parkville
Period - From	19/02/2024	to	18/02/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	53 Victoria St FLEMINGTON 3031	\$995,000	30/01/2025
2	46 Bellair St KENSINGTON 3031	\$992,000	12/10/2024
3	140 Curzon St NORTH MELBOURNE 3051	\$950,000	21/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/02/2025 10:48









Property Type: House Agent Comments Indicative Selling Price \$930,000 - \$990,000 Median House Price 19/02/2024 - 18/02/2025: \$1,775,000

## Comparable Properties



53 Victoria St FLEMINGTON 3031 (REI)

-

3

**—** 

2

**2** 

Price: \$995,000

Method: Sold Before Auction

Date: 30/01/2025

Property Type: House (Res)

**Agent Comments** 



46 Bellair St KENSINGTON 3031 (REI/VG)

•

3





**&** .

**Agent Comments** 

Price: \$992,000 Method: Auction Sale Date: 12/10/2024

**Property Type:** House (Res) **Land Size:** 176 sqm approx

140 Curzon St NORTH MELBOURNE 3051 (REI/VG)

•=

1



**1** 



**3** 1

**Agent Comments** 

Price: \$950,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 212 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.