

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

3 Manningham Street, Parkville Vic 3052

Indicative selling price

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

Range between \$1,175,000

&

\$1,250,000

Median sale price

Median price \$2,417,500

Property Type House

Suburb Parkville

Period - From 01/10/2021

to 31/12/2021

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 | 160 Errol St NORTH MELBOURNE 3051 | \$1,260,000 | 04/12/2021 |
| 2 | 240 Brunswick Rd BRUNSWICK 3056 | \$1,250,000 | 02/12/2021 |
| 3 | 47 Epsom Rd KENSINGTON 3031 | \$1,180,000 | 22/12/2021 |

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:

08/03/2022 07:41

3 Manningham Street, Parkville Vic 3052



 3  2  0

Property Type: House (Res)

Land Size: 227 sqm approx

Agent Comments

David Vraca
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Indicative Selling Price

\$1,175,000 - \$1,250,000

Median House Price

December quarter 2021: \$2,417,500

Comparable Properties



160 Errol St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,260,000

Method: Private Sale

Date: 04/12/2021

Property Type: House

Land Size: 136 sqm approx



240 Brunswick Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,250,000

Method: Sold Before Auction

Date: 02/12/2021

Property Type: House (Res)

Land Size: 223 sqm approx



47 Epsom Rd KENSINGTON 3031 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,180,000

Method: Private Sale

Date: 22/12/2021

Property Type: House

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



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