Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	502/459 Royal Parade, Parkville Vic 3052
Including suburb and	
postcode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price	\$969,444	Pro	perty Type	Unit		Suburb	Parkville
Period - From	01/01/2023	to	31/03/2023		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

1	27/68 Mt Alexander Rd TRAVANCORE 3032	\$675,000	19/05/2023
2	504/27 Wilson Av BRUNSWICK 3056	\$675,000	02/05/2023
3	31/195-197 Lygon St BRUNSWICK EAST 3057	\$635,000	29/04/2023

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.

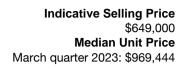
This Statement of Information was prepared on:	30/05/2023 11:26



Date of sale



Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au





Property Type: Apartment **Agent Comments**

Comparable Properties



27/68 Mt Alexander Rd TRAVANCORE 3032

(REI)

Price: \$675.000 Method: Private Sale Date: 19/05/2023 Property Type: Unit

Agent Comments



504/27 Wilson Av BRUNSWICK 3056 (REI)

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Price: \$675,000 Method: Private Sale Date: 02/05/2023 Property Type: Unit

Agent Comments

Agent Comments



31/195-197 Lygon St BRUNSWICK EAST 3057

(REI)

Price: \$635,000 Method: Auction Sale Date: 29/04/2023

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



