

# 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

502/459 Royal Parade, Parkville Vic 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$649,000

### Median sale price

Median price

\$969,444

Property 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	Price	Date of sale
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



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$649,000

**Median Unit Price**

March quarter 2023: \$969,444

## Comparable Properties



**27/68 Mt Alexander Rd TRAVANCORE 3032 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 19/05/2023

**Property Type:** Unit



**504/27 Wilson Av BRUNSWICK 3056 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 02/05/2023

**Property Type:** Unit



**31/195-197 Lygon St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$635,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Apartment