

# 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

131 Park Drive, Parkville Vic 3052

### Indicative selling price

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

Single price

\$1,900,000

### Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Parkville

Period - From

01/04/2019

to

31/03/2020

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	174 Gatehouse St, Parkville, Vic 3052, Australia	\$1,950,000	11/04/2020
2	58 Gatehouse St PARKVILLE 3052	\$1,951,000	23/03/2020
3			

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:

04/06/2020 14:27



3 1 1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 184 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,900,000

**Median House Price**

Year ending March 2020: \$2,050,000

## Comparable Properties

**174 Gatehouse St, Parkville, Vic 3052, Australia (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,950,000

**Method:**

**Date:** 11/04/2020

**Property Type:** House



**58 Gatehouse St PARKVILLE 3052 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,951,000

**Method:** Auction Sale

**Date:** 23/03/2020

**Property Type:** House (Res)

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.