

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

11/7 Manningham Street, Parkville Vic 3052

Indicative selling price

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

Range between \$420,000 & \$462,000

Median sale price

Median price \$597,500 Property Type Unit Suburb Parkville

Period - From 01/04/2020 to 31/03/2021 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	101/78 Cade Way PARKVILLE 3052	\$490,000	12/10/2020
2	5/6-10 Farnham Ct FLEMINGTON 3031	\$460,000	27/03/2021
3	1/80 Cade Way PARKVILLE 3052	\$460,000	25/03/2021

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:

01/04/2021 10:33

11/7 Manningham Street, Parkville Vic 3052

Matt Klein
9317 6500
0499 50 33 66
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2 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Unit Price
01/04/2020 - 31/03/2021: \$597,500

Comparable Properties



101/78 Cade Way PARKVILLE 3052 (REI)

Agent Comments

2 2 1

Price: \$490,000
Method: Private Sale
Date: 12/10/2020
Property Type: Apartment



5/6-10 Farnham Ct FLEMINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$460,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



1/80 Cade Way PARKVILLE 3052 (REI)

Agent Comments

2 2 1

Price: \$460,000
Method: Private Sale
Date: 25/03/2021
Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



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.