

13 Carrangall Place, Parkville Vic 3052



5 Bed 3 Bath 2 Car
Rooms: 7
Property Type: House
Land Size: 380 sqm approx
Indicative Selling Price
 \$1,925,000
Median House Price
 December quarter 2021:
 \$2,417,500

Comparable Properties



37 Dover Street, Flemington 3031 (REI)

4 Bed 1 Bath 2 Car
Price: \$1,933,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House(Res)
Agent Comments: Period facade with contemporary renovation



723d Park Street, Brunswick 3056(REI)

4 Bed 2 Bath 1 Car
Price: \$1,925,000
Method: Private Sale
Date: 18/01/2021
Property Type: House
Land Size: 227 sqm approx
Agent Comments: Townhouse on much smaller land



5 Black Street, Brunswick 3056 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,890,000
Method: Sold Before Auction
Date: 15/10/2021
Property Type: House (Res)
Agent Comments: Contemporary fit out of warehouse shell; much smaller land foot print

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

13 Carrangall Place, Parkville Vic 3052

Indicative selling price

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

Single Price

\$1,925,000

Median sale price

Median price

\$2,417,500

House

x

Suburb

Parkville

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales

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
37 Dover Street, FLEMINGTON 3031	\$1,933,000	12/02/2022
723d Park Street, BRUNSWICK 3056	\$1,925,000	18/01/2022
5 Black Street, BRUNSWICK 3056	\$1,890,000	15/10/2021

This Statement of Information was prepared on:

16/02/2022 09:23