

## 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

2/2 Lennon Street Parkville VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$324,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Parkville

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 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

211/62 Mt Alexander Road Travancore VIC 3032	\$325,500	02-Jul-20
5/15 Dover Street Flemington VIC 3031	\$300,000	09-Jul-20
15/112-116 Ascot Vale Road Flemington VIC 3031	\$312,000	04-May-20

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 6 months.~~

This Statement of Information was prepared on: 08 October 2020



**211/62 Mt Alexander Road  
Travancore VIC 3032**

1 1 1

Sold Price **\$325,500** Sold Date **02-Jul-20**

Distance **0.36km**



**5/15 Dover Street Flemington VIC  
3031**

1 1 1

Sold Price **\$300,000** Sold Date **09-Jul-20**

Distance **1.29km**



**15/112-116 Ascot Vale Road  
Flemington VIC 3031**

1 1 1

Sold Price **\$312,000** Sold Date **04-May-20**

Distance **1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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