

7/521-527 Royal Parade, Parkville Vic 3052



2 Bed 2 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$770,000 - \$830,000
Median House Price
 Year ending December 2024:
 \$560,000

Comparable Properties



7/8 St Georges Grove, Parkville 3052 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$780,000
Method: Private Sale
Date: 21/12/2024
Property Type: Apartment
Agent Comments: Inferior location Smaller property 1 bathroom No balcony Inferior property



2/311 Pigdon Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car
Price: \$850,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment
Agent Comments: Heritage Listed, Art Deco building Superior Location Superior property

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

7/521-527 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$560,000 Unit x Suburb Parkville

Period - From 01/01/2024 to 31/12/2024 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
7/8 St Georges Grove, PARKVILLE 3052	\$780,000	21/12/2024
2/311 Pigdon Street, CARLTON NORTH 3054	\$850,000	12/10/2024

This Statement of Information was prepared on:

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