

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

73 Park Drive, Parkville Vic 3052

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$2,383,000

House

X

Unit

Suburb Parkville

Period - From 01/04/2017

to

31/03/2018

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	121 Park Dr PARKVILLE 3052	\$2,245,000	21/04/2018
2	100 Barkly St CARLTON 3053	\$2,105,000	02/02/2018
3	308 The Avenue PARKVILLE 3052	\$2,025,000	09/02/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending March 2018: \$2,383,000

Comparable Properties



121 Park Dr PARKVILLE 3052 (REI)

Agent Comments



Price: \$2,245,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)



100 Barkly St CARLTON 3053 (REI)

Agent Comments



Price: \$2,105,000

Method: Private Sale

Date: 02/02/2018

Rooms: -

Property Type: House (Res)



308 The Avenue PARKVILLE 3052 (REI)

Agent Comments



Price: \$2,025,000

Method: Sold Before Auction

Date: 09/02/2018

Rooms: -

Property Type: House (Res)