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	3/202 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Single price $390,000

Median sale price

Median price $771,250 Property Type Unit Suburb Parkville

Period - From 01/07/2022 to 30/09/2022 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	3/170 Barkly St BRUNSWICK 3056	$407,000	18/08/2022
2	512/22 Barkly St BRUNSWICK EAST 3057	$403,000	05/10/2022
3	1/193 Union St BRUNSWICK WEST 3055	$397,500	18/08/2022

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: 25/10/2022 17:21

3/202 The Avenue Avenue, Parkville Vic 3052

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1 1 1

Property Type:
Agent Comments

Indicative Selling Price
$390,000
Median Unit Price
September quarter 2022: $771,250

Comparable Properties



3/170 Barkly St BRUNSWICK 3056 (REI)

1 1 1

Price: $407,000
Method: Private Sale
Date: 18/08/2022
Property Type: Apartment

Agent Comments



512/22 Barkly St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $403,000
Method: Private Sale
Date: 05/10/2022
Property Type: Unit

Agent Comments



1/193 Union St BRUNSWICK WEST 3055 (REI/VG)

1 1 1

Price: $397,500
Method: Private Sale
Date: 18/08/2022
Property Type: Apartment

Agent Comments

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